2023

Davison County Comprehensive Plan

PREPARED BY THE DAVISON COUNTY AND MITCHELL PLANNING COMMISSIONS FOR THE:

DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

Davison County
City of Mitchell
Town of Ethan
City of Mount Vernon

Acknowledgements

Davison County Commission

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John Claggett-Vice Chair
Michael Blaalid
Dennis Kiner
Chris Nebelsick

Davison County Planning Commission

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Steve Thiesse – Vice Chair
Dave Anderson
Lewis Bainbridge
Mike Blaalid
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Chris Nebelsick

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Weston Frank – Mayor
Dave Anderson
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Sherri Kayser
Darin Moke
Connor Powell
Dave Renken

Davison County Staff

Jeff Bathke – Administrator
Susan Kiepke – Auditor
Jim Miskimins – State's Attorney
Karen Wegleitner – Deputy Administrator
Rusty Weinberg – Highway Superintendent

City of Mitchell Staff

Stephanie Ellwein – City Administrator
Michelle Bathke – Finance Officer
Mark Jenniges – City Planner
Justin Johnson – City Attorney
Terry Johnson – Engineering/GIS
Kevin Nelson – Director of Parks
Joe Schroeder – Public Works Director-City Engineer
Kyle Croce – former Public Works Director
Neil Putnam – former City Planner

Town of Ethan Staff

Michele Pollreisz - Finance Officer
Dave Duba – Maintenance

City of Mount Vernon Staff

Laura Mayclin - Finance Officer
Gene Deinert - City Maintenance Manager

Resources and Consultants

Community Partners, Inc.
Confluence
Future IQ Research Laboratory
HDR Engineering
HR Green, Inc.
Planning & Development District III
South Dakota Department of Transportation

DAVISON COUNTY, SD
PLANNING COMMISSION
COMPREHENSIVE PLAN
RESOLUTION OF ADOPTION

WHEREAS, The Davison County Planning Commission has developed and proposes the adoption of a Comprehensive Development Plan; and

WHEREAS, Davison County is required by South Dakota Codified Law to adopt a Comprehensive Plan prior to amending or adopting a zoning ordinance; and

WHEREAS, The Davison County Planning Commission has held the required public hearing pursuant to SDCL 11-2-18 and 11-2-19 and will provide the State's Attorney with a copy of the document for review; and

WHEREAS, The proposed plan will enable the Planning Commission and the Davison County Commission to guide the future land use in Davison County and allow for the enforcement and amendment of other land use regulations;

NOW THEREFORE, BE IT RESOLVED, that the Davison County Planning Commission hereby recommends adoption of the Davison County Comprehensive Plan with suggested changes pursuant to SDCL 11-2 and calls for the Davison County Commission to act upon the same.

Dated this 14th day of March 2023.

Chair, Davison County Planning Commission

Attest

SD Affidavit No. 221028

AFFIDAVIT OF PUBLICATION
STATE OF SOUTH DAKOTA
ss.
COUNTY OF DAVISON

Taylor Herhold,, of said county, being first duly sworn, on oath, states as follows:

1. I am the designated agent of The *Mitchell Republic*, a daily newspaper published in the city of Mitchell, in said County of Davison, and State of South Dakota; I have full and personal knowledge of the facts herein stated; that said newspaper is a legal newspa-per as defined in SDCL 17-2-2.1 through 17-2-2.4 inclusive; that said newspaper has been published within the said County of Davison and State of South Dakota, for at least one year next prior to the first publication of the attached public notice.

2. The newspaper listed on the exhibit published the advertisement of: *Legal Notice; (1) time: Saturday, May 6, 2023*, as required by law or ordinance.

3. That the full amount of the fee charged for the publication of the attached public notice insures to the sole benefit of the publisher or publishers; that no agreement or understanding for the division thereof has been made with any other person, and that no part thereof has been agreed to be paid to any person whomsoever, that the fees charged for the publication thereof are: $11.86

Subscribed and sworn to before me this 6th day of May, 2023.

Taylor Herhold
Legals Clerk

Annette Kroger
Notary Public

My Commission Expires: 5-15-26

ANNETTE KROGER
Seal
Notary Public
South Dakota

NOTICE OF HEARING

?NOTICE IS HEREBY GIVEN to the general public and all interested parties that County of Davison, State of South Dakota, is proposing to adopt a resolution to adopt a Comprehensive Plan in conjunction with City of Mitchell to replace Davison County's existing plan adopted in 1999.??The Davison County Commission will hold a public hearing and consider adoption of the resolution on Tuesday, May 23, 2023, at 9:15 A.M., in the Davison County Commissioner's Room in the North Offices Building, 1420 North Main Street, Mitchell, South Dakota.

The ordinance and complete plan referred to above are on file with the Davison County Planning and Zoning Administrator and may be inspected, reviewed, or examined by any interested party by contacting the office at (605) 995-8615.

Written comments may be submitted to the Auditor's Office by 8:00 A.M. May 23, 2023.

Dated this 6th day of May 2023.

Susan Kiepke
Davison County Auditor
605-995-8608

Published 1 time at the total approximate cost of $11.86 and may be viewed free of charge at www.sdpublicnotices.com.

(May 6, 2023) 21028

DAVISON COUNTY
COMPREHENSIVE PLAN
RESOLUTION OF ADOPTION

WHEREAS, The Davison County Commission, through a cooperative effort with the Davison County Planning Commission and the Mitchell Planning Commission, has developed and proposes to adopt a Comprehensive Development Plan; and

WHEREAS, Davison County is required by South Dakota Codified Law to adopt a Comprehensive Plan prior to amending or adopting a zoning ordinance; and

WHEREAS, proposed plan will enable the Planning Commission and the County Commission to guide the future land use within the boundaries of, and extraterritorial areas as allowed by SDCL 11-2, the County and allow for the enforcement and amendment of other land use regulations.

NOW THEREFORE, BE IT RESOLVED, that the Davison County Commission hereby adopts the Davison County Comprehensive Plan pursuant to SDCL 11-2 and calls for the publication of a summary and notice of adoption pursuant to SDCL 7-18A.

Dated this 23 day of May, 2023.

Randy Reider
Randy Reider Chairman

Susan Kiepke
Susan Kiepke Auditor

COUNTY AUDITOR SEAL DAVISON COUNTY, SOUTH DAKOTA

SD Affidavit No. 229205

AFFIDAVIT OF PUBLICATION
STATE OF SOUTH DAKOTA
ss.
COUNTY OF DAVISON

Adam Kaus, of said county, being first duly sworn, on oath, states as follows:

1. I am the designated agent of The *Mitchell Republic*, a daily newspaper published in the city of Mitchell, in said County of Davison, and State of South Dakota; I have full and personal knowledge of the facts herein stated; that said newspaper is a legal newspa-per as defined in SDCL 17-2-2.1 through 17-2-2.4 inclusive; that said newspaper has been published within the said County of Davison and State of South Dakota, for at least one year next prior to the first publication of the attached public notice.

2. The newspaper listed on the exhibit published the advertisement of: ***Legal Notice***; *(1) time: Saturday, June 3, 2023*, as required by law or ordinance.

3. That the full amount of the fee charged for the publication of the attached public notice insures to the sole benefit of the publisher or publishers; that no agreement or understanding for the division thereof has been made with any other person, and that no part thereof has been agreed to be paid to any person whomsoever, that the fees charged for the publication thereof are: $16.11

Subscribed and sworn to before me this 3rd day of June, 2023.

Legals Clerk

Roxanne Sipes
Notary Public

My Commission Expires: 6-14-2027

Seal
ROXANNE SIPES NOTARY PUBLIC STATE OF SOUTH DAKOTA

NOTICE OF ADOPTION
DAVISON COUNTY
COMPREHENSIVE DEVEL-OPMENT PLAN

HEREBY TAKE NOTICE that on the 23rd day of May, 2023, the Davison County Commission, County of Davison, State of South Dakota, pursuant to SDCL 11-2, has duly adopted a comprehensive development plan which include the adoption of current and future land use maps, comprehensive develop-ment plan, and other official doc-uments which measures are more fully shown in the docu-ment entitled:

A COMPREHENSIVE DEVEL-OPMENT PLAN FOR THE DAVISON COUNTY, SOUTH DAKOTA, AND PROVIDING FOR THE ADMINISTRATION AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 11-2 SDCL, AND FOR THE RE-PEAL OF ALL DOCUMENTS IN CONFLICT THEREWITH.

The complete comprehensive plan referred to above is on file with the Davison County Auditor and may be inspected, re-viewed, or examined by any in-terested party by contacting the office at (605) 995-8608.

Pursuant to SDCL 11-2 a sum-mary and notice of adoption is published in lieu of publishing the entire comprehensive plan since said document adopts comprehensive regulations.

Dated this 3rd day of June, 2023.

Susan Kiepke
Davison County Auditor
605-995-8608

Published once at the total ap-proximate cost of $16.11 and may be viewed free of charge at www.sdpublicnotices.com.
(June 3, 2023) 229205

SD Affidavit No. 231935

AFFIDAVIT OF PUBLICATION
STATE OF SOUTH DAKOTA
ss.
COUNTY OF DAVISON

Jonne Harms of said county, being first duly sworn, on oath, states as follows:

1. I am the designated agent of The *Mitchell Republic*, a daily newspaper published in the city of Mitchell, in said County of Davison, and State of South Dakota; I have full and personal knowledge of the facts herein stated; that said newspaper is a legal newspa-per as defined in SDCL 17-2-2.1 through 17-2-2.4 inclusive; that said newspaper has been published within the said County of Davison and State of South Dakota, for at least one year next prior to the first publication of the attached public notice.

2. The newspaper listed on the exhibit published the advertisement of: ***Legal Notice***; *(1) time: Saturday, June 10, 2023*, as required by law or ordinance.

3. That the full amount of the fee charged for the publication of the attached public notice insures to the sole benefit of the publisher or publishers; that no agreement or understanding for the division thereof has been made with any other person, and that no part thereof has been agreed to be paid to any person whomsoever, that the fees charged for the publication thereof are: $16.11

Subscribed and sworn to before me this 10th day of June, 2023.

Jonne Harms
Legals Clerk

Marni Gukeisen
Notary Public

MARNI GUKEISEN SEAL NOTARY PUBLIC SEAL SOUTH DAKOTA

My Commission Expires: 8-28-28

NOTICE OF ADOPTION
DAVISON COUNTY
COMPREHENSIVE DEVEL-OPMENT PLAN

HEREBY TAKE NOTICE that on the 23rd day of May, 2023, the Davison County Commission, County of Davison, State of South Dakota, pursuant to SDCL 11-2, has duly adopted a comprehensive development plan which include the adoption of current and future land use maps, comprehensive development plan, and other official documents which measures are more fully shown in the document entitled:

A COMPREHENSIVE DEVELOPMENT PLAN FOR THE DAVISON COUNTY, SOUTH DAKOTA, AND PROVIDING FOR THE ADMINISTRATION AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 11-2 SDCL, AND FOR THE REPEAL OF ALL DOCUMENTS IN CONFLICT THEREWITH.

The complete comprehensive plan referred to above is on file with the Davison County Auditor and may be inspected, reviewed, or examined by any interested party by contacting the office at (605) 995-8608.

Pursuant to SDCL 11-2 a summary and notice of adoption is published in lieu of publishing the entire comprehensive plan since said document adopts comprehensive regulations.

Dated this 10th day of June, 2023.

Susan Kiepke
Davison County Auditor
605-995-8608

Published once at the total approximate cost of $16.42 and may be viewed free of charge at www.sdpublicnotices.com.
(June 10, 2023) 231935

SD Affidavit No. 197997

AFFIDAVIT OF PUBLICATION
STATE OF SOUTH DAKOTA
ss.
COUNTY OF DAVISON

Taylor Herhold,, of said county, being first duly sworn, on oath, states as follows:

1. I am the designated agent of The *Mitchell Republic*, a daily newspaper published in the city of Mitchell, in said County of Davison, and State of South Dakota; I have full and personal knowledge of the facts herein stated; that said newspaper is a legal newspa-per as defined in SDCL 17-2-2.1 through 17-2-2.4 inclusive; that said newspaper has been published within the said County of Davison and State of South Dakota, for at least one year next prior to the first publication of the attached public notice.

2. The newspaper listed on the exhibit published the advertisement of: ***Legal Notice***; *(2) time: Wednesday March 1, 2023, Wednesday March 8, 2023*, as required by law or ordinance.

3. That the full amount of the fee charged for the publication of the attached public notice insures to the sole benefit of the publisher or publishers; that no agreement or understanding for the division thereof has been made with any other person, and that no part thereof has been agreed to be paid to any person whomsoever, that the fees charged for the publication thereof are: $24.62

Subscribed and sworn to before me this 8th day of March, 2023.

Legals Clerk

Notary Public

My Commission Expires: 5-15-26

ANNETTE KROGER
Seal
Notary Public
South Dakota

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN to the general public and all interested parties that the City of Mitchell Planning Commission, County of Davison, State of South Dakota, is proposing a Comprehensive Plan be adopted by the Mitchell City Council.

The City of Mitchell Planning Commission will hold a public hearing, take testimony and act upon the proposed Comprehensive Plan on Monday, March 13, 2023 at 12:00 P.M., (noon) in the City Hall Council Chambers at 612 North Main Street, Mitchell, South Dakota. Following such hearing the matter will be heard and acted upon by the Mitchell City Council at a date yet to be determined in the City Hall Council Chambers.

The complete proposed Comprehensive Plan referred to above is on file with the City of Mitchell Public Works and may be inspected, reviewed, or examined by any interested party by contacting Mark Jenniges, City Planner at (605) 995-8433.

Written comments may be submitted to the City of Mitchell Public Works or Finance Office by 10:00 A.M. on March 10, 2023.

Dated this 22nd day of February, 2023.

Michelle Bathke
Finance Officer

Published 2 times at the total approximate cost of $24.62 and may be viewed free of charge at www.sdpublicnotices.com.

(March 1 & 8, 2023) 197997

CITY OF MITCHELL, SD
PLANNING COMMISSION
COMPREHENSIVE PLAN
RESOLUTION OF RECOMMENDATION OF ADOPTION

WHEREAS, The Mitchell Planning Commission has developed and proposes the adoption of a Comprehensive Development Plan; and

WHEREAS, The City of Mitchell is required by South Dakota Codified Law to adopt a Comprehensive Plan prior to amending or adopting a zoning ordinance; and

WHEREAS, The Mitchell Planning Commission has held the required public hearing on March 13, 2023 pursuant to SDCL 11-6-17 and will provide the City Attorney with a copy of the document for review; and

WHEREAS, The proposed plan will enable the Planning Commission and the Mitchell City Council to guide the future land use in and around the City of Mitchell and allow for the enforcement and amendment of other land use regulations;

NOW THEREFORE, BE IT RESOLVED, that the Mitchell City Planning Commission hereby recommends adoption of the City of Mitchell Comprehensive Plan with suggested changes pursuant to SDCL 11-6-14 & 11-6-16 and calls for the City Council to act upon the same.

Dated this 13th day of March, 2023.

Chair, Mitchell Planning Commission

Attest

SD Affidavit No. 219652

AFFIDAVIT OF PUBLICATION

STATE OF SOUTH DAKOTA
ss.
COUNTY OF DAVISON

Taylor Herhold,, of said county, being first duly sworn, on oath, states as follows:

1. I am the designated agent of The *Mitchell Republic*, a daily newspaper published in the city of Mitchell, in said County of Davison, and State of South Dakota; I have full and personal knowledge of the facts herein stated; that said newspaper is a legal newspa-per as defined in SDCL 17-2-2.1 through 17-2-2.4 inclusive; that said newspaper has been published within the said County of Davison and State of South Dakota, for at least one year next prior to the first publication of the attached public notice.

2. The newspaper listed on the exhibit published the advertisement of: ***Legal Notice; (1) time: Wednesday, May 3, 2023***, as required by law or ordinance.

3. That the full amount of the fee charged for the publication of the attached public notice insures to the sole benefit of the publisher or publishers; that no agreement or understanding for the division thereof has been made with any other person, and that no part thereof has been agreed to be paid to any person whomsoever, that the fees charged for the publication thereof are: $11.86

Subscribed and sworn to before me this 3rd day of May, 2023.

Legals Clerk

Notary Public

My Commission Expires: 5-15-26

ANNETTE KROGER
Seal
Notary Public
South Dakota

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN to the general public and all interested parties that the Mitchell City Council, County of Davison, State of South Dakota, is proposing to adopt a resolution to adopt a Comprehensive Plan in conjunction with Davison County to replace the City's existing plan adopted in 1990.

The Mitchell City Council will hold a public hearing and consider adoption of the resolution on Monday May 15, 2023 at 6:00 P.M. in the City Hall Council Chambers at 612 North Main Street, Mitchell, South Dakota.

The complete proposed Comprehensive Plan referred to above is on file with the City of Mitchell Public Works and may be inspected, reviewed, or examined by any interested party by contacting Mark Jenniges, City Planner at (605) 995-8433.

Written comments may be submitted to the City of Mitchell Public Works or Finance Office by 10:00 A.M. on May 12, 2023.

Dated this 27th day of April, 2023.

Michelle Bathke
Finance Officer

Published 1 time at the total approximate cost of $xxxx and may be viewed free of charge at www.sdpublicnotices.com.

(May 3, 2023) 219652

RESOLUTION #R2023-36

WHEREAS, The Mitchell City Council, through a cooperative effort with the Mitchell Planning Commission, the Davison County Planning Commission, and the Davison County Commission, has developed and proposes to adopt a Comprehensive Development Plan; and

WHEREAS, The City of Mitchell is required by South Dakota Codified Law to adopt a Comprehensive Plan prior to amending or adopting a zoning ordinance; and

WHEREAS, The City of Mitchell has certified the accuracy of the proposed document with the City Attorney prior to proceeding with the adoption proceedings; and

WHEREAS, The proposed plan will enable the Mitchell Planning Commission and City Council to guide the future land use within the city limits of, and extraterritorial areas as allowed by SDCL 11-6, and allow for the enforcement and amendment of other land use regulations.

WHEREAS, the Mitchell Planning Commission held a hearing and recommended adoption of the Comprehensive Plan on March 13, 2023, the City Council held discussion on the Comprehensive Plan on April 17, 2023 and May 1, 2023, and the City Council held a final hearing on the Comprehensive Plan on May 15, 2023 after publishing notice as required by law.

NOW THEREFORE, BE IT RESOLVED, that the Mitchell City Council hereby adopts the Davison County Comprehensive plan pursuant to SDCL 11-6-18 and calls for the publication of a summary and notice of adoption pursuant to SDCL 11-6-18.2.

I, Michelle Bathke, Finance Officer of the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting thereof held on the 15th day of May, 2023.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

SD Affidavit No. 225064

AFFIDAVIT OF PUBLICATION
STATE OF SOUTH DAKOTA
ss.
COUNTY OF DAVISON

Allan Kays, of said county, being first duly sworn, on oath, states as follows:

1. I am the designated agent of The *Mitchell Republic*, a daily newspaper published in the city of Mitchell, in said County of Davison, and State of South Dakota; I have full and personal knowledge of the facts herein stated; that said newspaper is a legal newspa-per as defined in SDCL 17-2-2.1 through 17-2-2.4 inclusive; that said newspaper has been published within the said County of Davison and State of South Dakota, for at least one year next prior to the first publication of the attached public notice.

2. The newspaper listed on the exhibit published the advertisement of: ***Legal Notice; (1) time: Saturday, May 20, 2023***, as required by law or ordinance.

3. That the full amount of the fee charged for the publication of the attached public notice insures to the sole benefit of the publisher or publishers; that no agreement or understanding for the division thereof has been made with any other person, and that no part thereof has been agreed to be paid to any person whomsoever, that the fees charged for the publication thereof are: $16.11

Subscribed and sworn to before me this 20th day of May, 2023.

Legals Clerk

Roxanne Sipes
Notary Public

My Commission Expires: 6-14-2027

ROXANNE SIPES NOTARY PUBLIC STATE OF SOUTH DAKOTA Seal

NOTICE OF ADOPTION
CITY OF MITCHELL
COMPREHENSIVE DEVELOPMENT PLAN

HEREBY TAKE NOTICE that on the 15th day of May, 2023, the Mitchell City Council, County of Davison, State of South Dakota, pursuant to SDCL 11-6-14, has duly adopted a comprehensive development plan which include the adoption of current and future land use maps, comprehensive development plan, and other official documents which measures are more fully shown in the document entitled:

A RESOLUTION ESTABLISHING A COMPREHENSIVE DEVELOPMENT PLAN FOR DAVISON COUNTY INCLUDING THE CITY OF MITCHELL, SOUTH DAKOTA, AND PROVIDING FOR THE ADMINISTRATION AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 11-6 SDCL OF 2021, AND FOR THE REPEAL OF ALL DOCUMENTS IN CONFLICT THEREWITH.

The complete comprehensive plan referred to above is on file with the City of Mitchell Finance Office and may be inspected, reviewed, or examined by any interested party by contacting the office at (605) 995-8420.

Pursuant to SDCL 11-6 a summary and notice of adoption is published in lieu of publishing the entire comprehensive plan since said document adopts comprehensive regulations.

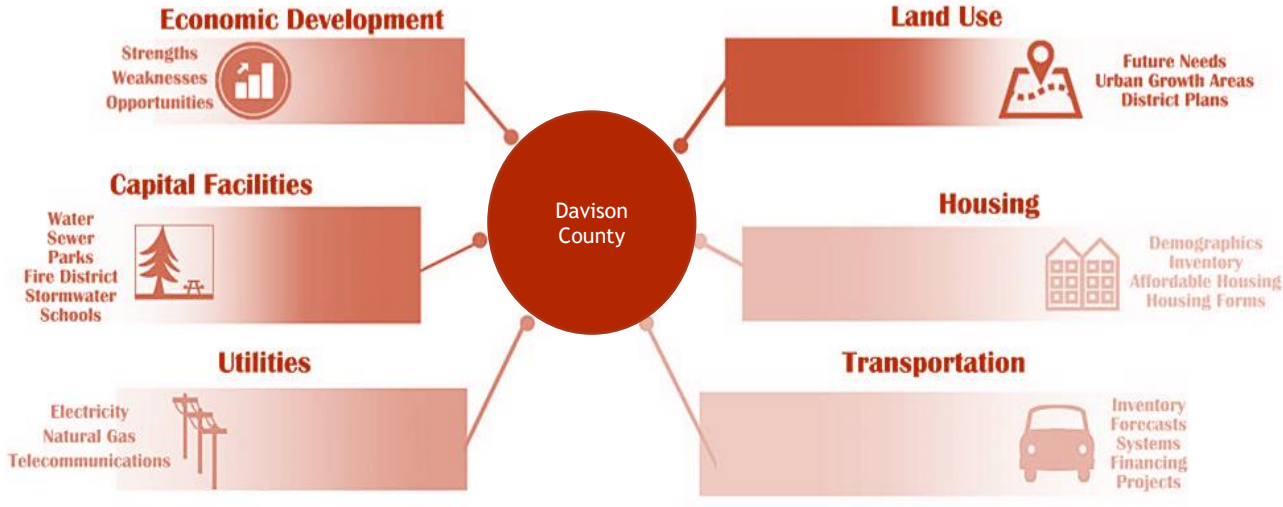
Dated this 16th day of May, 2023.

Michelle Bathke
Finance Officer

Published 1 time at the total approximate cost of $16.11 and may be viewed free of charge at www.sdpublicnotices.com.

(May 20, 2023) 225064

Table of Contents



Introduction

CHAPTER 1

Davison County Comprehensive Plan

DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

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

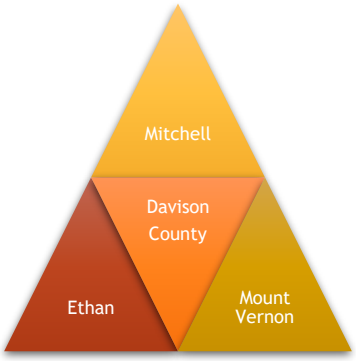
Although this document pertains to the general development of Davison County, there are several issues that merit special attention. Current social and economic conditions, revisions to environmental protection laws, and changing agriculture production practices have contributed to making the following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

Background Information

CHAPTER 2

Geography

Davison County is located in the southeastern quadrant of South Dakota, separated from Hanson County to the east by the James River. The physical area comprises 435.4 square miles of land or just over 277,000 acres. The County's population was 19,890 in the year 2020 which equates to approximately 45.5 persons per square mile. This density decreases to approximately 7.98 (3,457/4,331) when accounting for the 16,047 people residing within the three municipalities lying completely within the County. **Figure 2.1** shows the location of Davison County within the State of South Dakota along with its geographic relationship to comparable counties within the state.

In further describing the geographic site and situation of Davison County, the following three classifications or categories provide additional detail: agricultural, climatic, and physical.

- ✓ Agriculturally, the County is situated near the northeast margin of the winter wheat belt, the western margin of the cornbelt, and the eastern margin of the cattle range.
- ✓ Climatically, Davison County is very close to the boundary dividing the humid and dry regions of the continent, delineated by a north-south line and the warm and cool summer continental climates, an east-west boundary.
- ✓ Physically, the County is also unique in the location and relation to the subdivision of the interior plains within North America. This boundary dividing the Great Plains from the Central Lowlands falls either within or just outside the County's boundaries.

A Brief History of Davison County

The first white settlers in Davison County, according to History, settled in an area called Firesteel Creek. The year was 1871. Herman Cady Greene and John Head settled into the area that would become known as Davison County. A year later, 1872, Greene had lumber hauled from Yankton and built a frame house into which he moved with his wife Frances, daughter Louise and son Theodore.

As other homesteaders came to the area they would gather in a developing community called Firesteel. At Firesteel, a railroad surveyor supposedly saw a piece of driftwood either lodged in a tree or lying on high ground along the creek. According to local legend, that was indication to him that the village was in a flood plain and therefore not suitable for development.

However, evidence of the railroad company's plans should have become obvious on May 5, 1879 when John D. Lawler, son of of wealthy bridge builder and Milwaukee Road stockholder, bought some 75 acres two miles west of Firesteel. Undoubtedly he had inside information because his land just happened to encompass much of the site of a new town to be named in honor of Alexander Mitchell, Scotland born president of the C.,M & St.P. and business associate of the younger Lawler's father.

In 1881 the territorial legislature met and considered two bills redefining the boundaries of earlier hastily created counties. As a result, the residents of Hanson and Davison were faced with two choices. The first was to combine the two retaining only the Hanson name, the second was to split them down the middle, after adding four townships on the west, creating, in effect, twin counties of 12 townships each. The people would decide, in a vote, for the latter of the two. The results were especially influenced by the voters of Mitchell and Alexandria, both county seats and one of which would lose the political plus if a single county was formed.

Just who originally applied the name Mount Vernon to the former Arlandton has never been established, although it may have been a Virginian or someone who had memories of George Washington's estate. The town plat was recorded in 1882 at about the same time John Pease established "The Mount Vernon Gazette." By the following year a hardware store, livery stable, lumber yard, drugstore, cigar manufacturer, hotel and several other firms were in business.

Much like the communities of Mitchell and Mount Vernon, the survival of Ethan was largely due to the railroad.

For three decades, Mount Vernon's "Old Settlers Day" was the highlight of the town's year. People came by train, horse and buggy and finally the first sputtering automobiles to enjoy the gala celebration. There were band concerts, shooting matches, greased pig chases, literary recitations, baseball games, parades, speeches, fireworks and a grand ball at the Opera House.

Source: http://www.davisoncounty.org/home/a-brief-history-of-davison-county/

James River Valley

All of the above-mentioned boundaries may be related to the climatic differences of the arid western regions and more humid regions lying to the east. The location of Davison County between these two distinct regions results in cyclical weather patterns and difficulty in supporting more intense industrial and agricultural development.

The constant fluctuation of the boundary classifications and subsequent differences are both a strength and weakness. The drought conditions associated with the arid regions of the west require a long term vision in terms of development whereas the more humid weather patterns of the east provide an opportunity of expansion and enhanced profitability. This cyclical nature forces any development or expansion plans to be well researched and structured for both long and short term returns on the initial investment.

The categories discussed in the earlier paragraphs are evident in the population distribution of the State and region. The physical location of an area is important when examining long range planning goals and objectives. The relative distances to South Dakota's larger cities are illustrated in **Figure 2.2**. Major metropolitan areas and travel distances are shown in **Figure 2.3**.

FIGURE 2.1: Davison County's Location in South Dakota

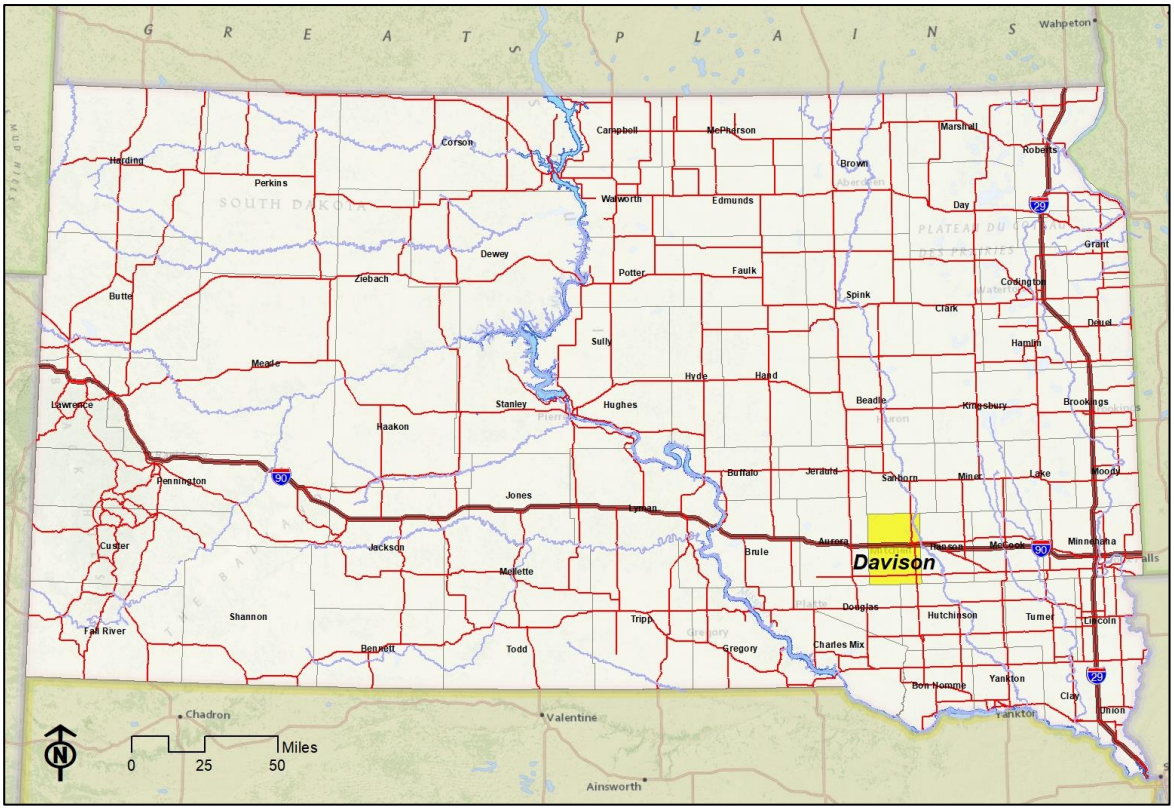


FIGURE 2.2: Cities in South Dakota

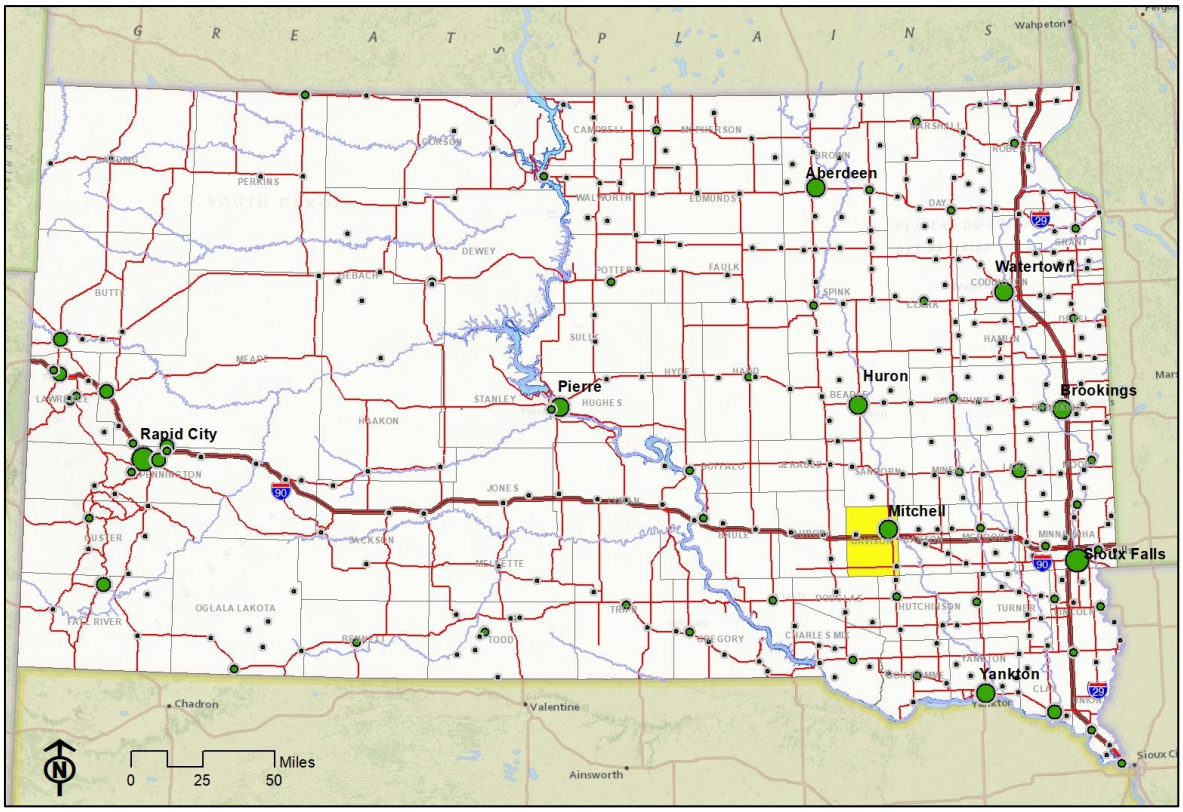
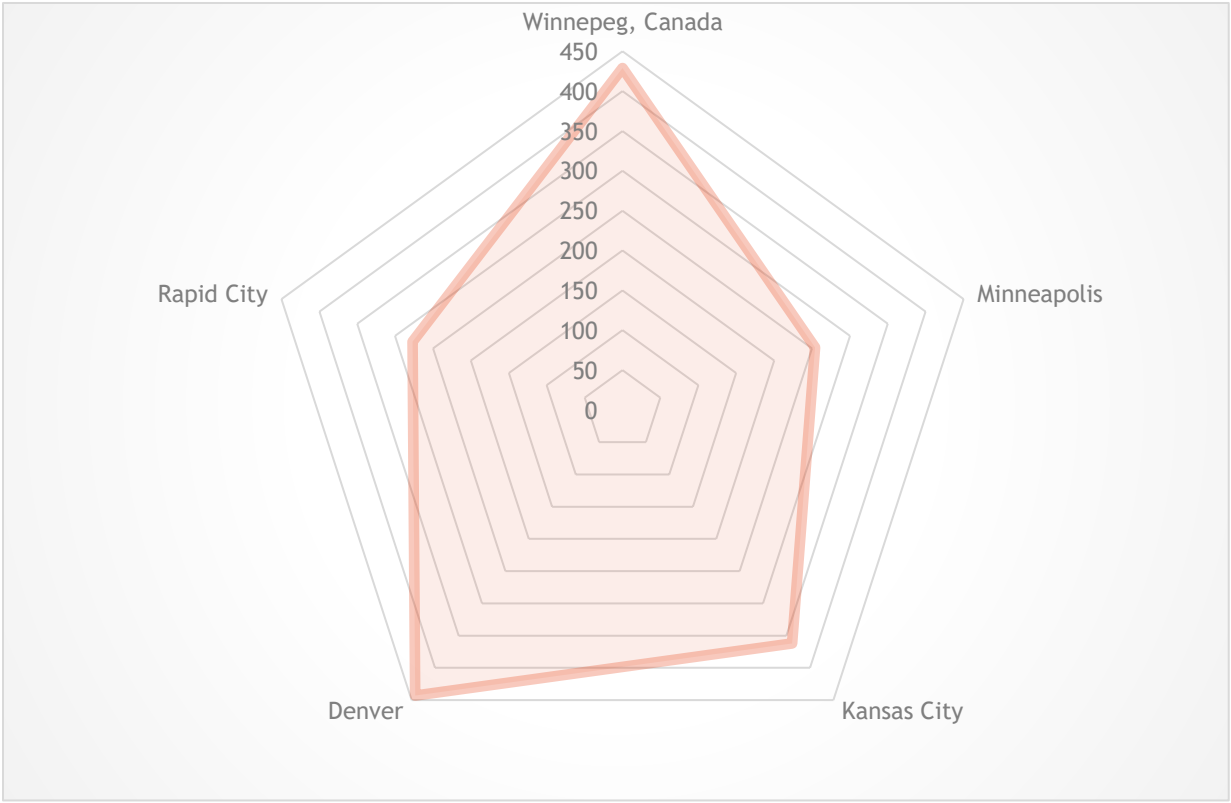


Figure 2.3: Distance from Mitchell to Major Areas



Soils and Topography

An examination of the soils within Davison County assists in illustrating those areas best and least suited for different uses or development. Soils can be described as belonging to a "soil association." A soil association is a unique natural landscape that has a distinct pattern of soils, relief, and drainage. Typically, a soil association consists of one or more major soils and some minor soils.

The soils map shown in **Figure 2.4** illustrates the soil types in the County. Each soil type has special properties. This plan will present only a brief, general discussion of applicable soils in the Davison County area. More specific information is available in the Soil Survey of Davison County, South Dakota, published by the U.S. Department of Agriculture, Soil Conservation Service.

The following soils are most prominent within Davison County:

1. Clarno-Houdek-Betts: Occupies the largest portion of the County and are primarily north and south of the City of Mitchell with fingers reaching to the east and west.
2. Houdek-Prosper-Tetonka: Located in the northern, west central and south central regions of the county with small pockets in the east section of the County.
3. Houdek-Stickney: This soil is found in two distinct areas of the county to include the south central and the far north eastern region of the county. The smallest area of which lies in the northern reaches.
4. Enet-Delmont: Located in a fairly concentrated "fingers" adjacent to Firesteel Creek-Lake Mitchell and a basin lying between Twelve Mile and Enemy Swim Creeks in the eastern section of the county.

The soil data in **Figure 2.4** (page 10) is presented via two methods, color and abbreviations of the individual soil type. The following information ties the various abbreviations to one of the four soil associations identified above.

Due to the vast number of soil types in the county **Table 2.1** illustrates the properties of the first type of soil in each association. Properties listed for each soil discussed are slope, corn suitability, sanitary facilities (septic tanks and absorption fields), sewage lagoons, dwellings, and roads. For sanitary facilities, dwellings, commercial buildings, and roads the soil properties are listed for their suitability for each activity. The potential may be listed as slight, moderate, or severe.

Shrink/swell potential is the potential for volume change in a soil with a loss or gain in moisture. When the shrink/swell potential is rated moderate to very high, shrinking and swelling can cause damage to buildings, roads, and other structures sited within these areas. Special design is often needed. Severe shrink/swell means the soil properties are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance is required. Special feasibility studies may be required where the soil limitations are severe.

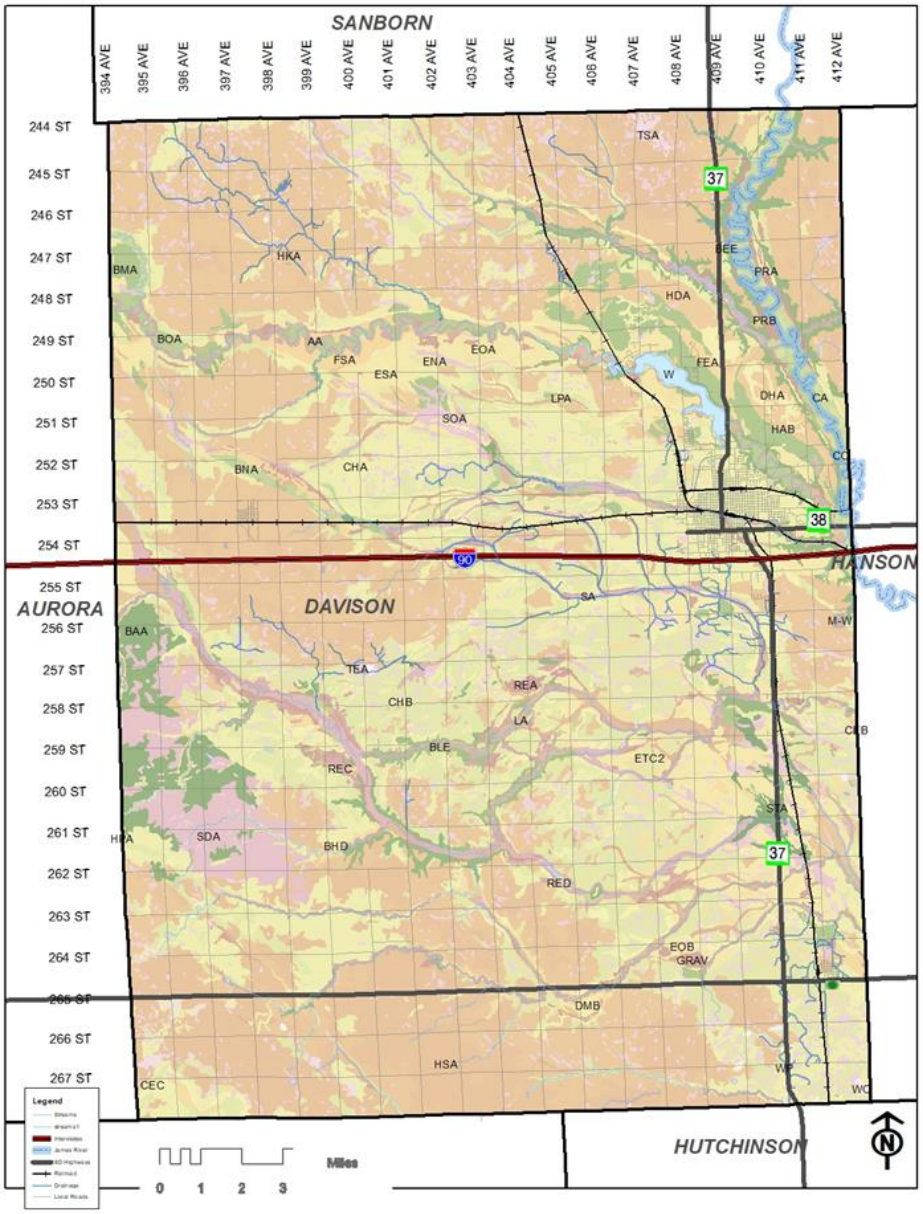
TABLE 2.1
Properties of Common Soils in Davison County

Soil Type	Slope (%)	Corn Suitability (Bu/Ac)	Septic Tanks and Drain Fields	Dwellings (Basements)	Roads and Streets
Clarno-Houdek (ChA)	0-6	34-38	Severe - Moderately Slow Permeability	Moderate: S/S	Severe: S/S & Frost Heave
Houdek-Prosper (HpA)	0-2	40	Severe - Moderately Slow Permeability	Moderate for all slopes High S/S	Severe: Moderate to High S/S
Houdek-Stickney (HsA)	0-2	29-39	Severe - Moderately Slow Permeability	Moderate for all slopes High S/S	Severe: Moderate to High S/S
Enet-Delmont (EoA)	0-3	20-38	Slight	Slight	Slight

Note: S/S = Shrink Swell, F = Flooding, S = Slope, LS = Low Strength, W = Wetness, N/A=Not applicable

Source: USDA-SCS Soil Survey of Davison County South Dakota

Figure 2.4 Soils in Davison County

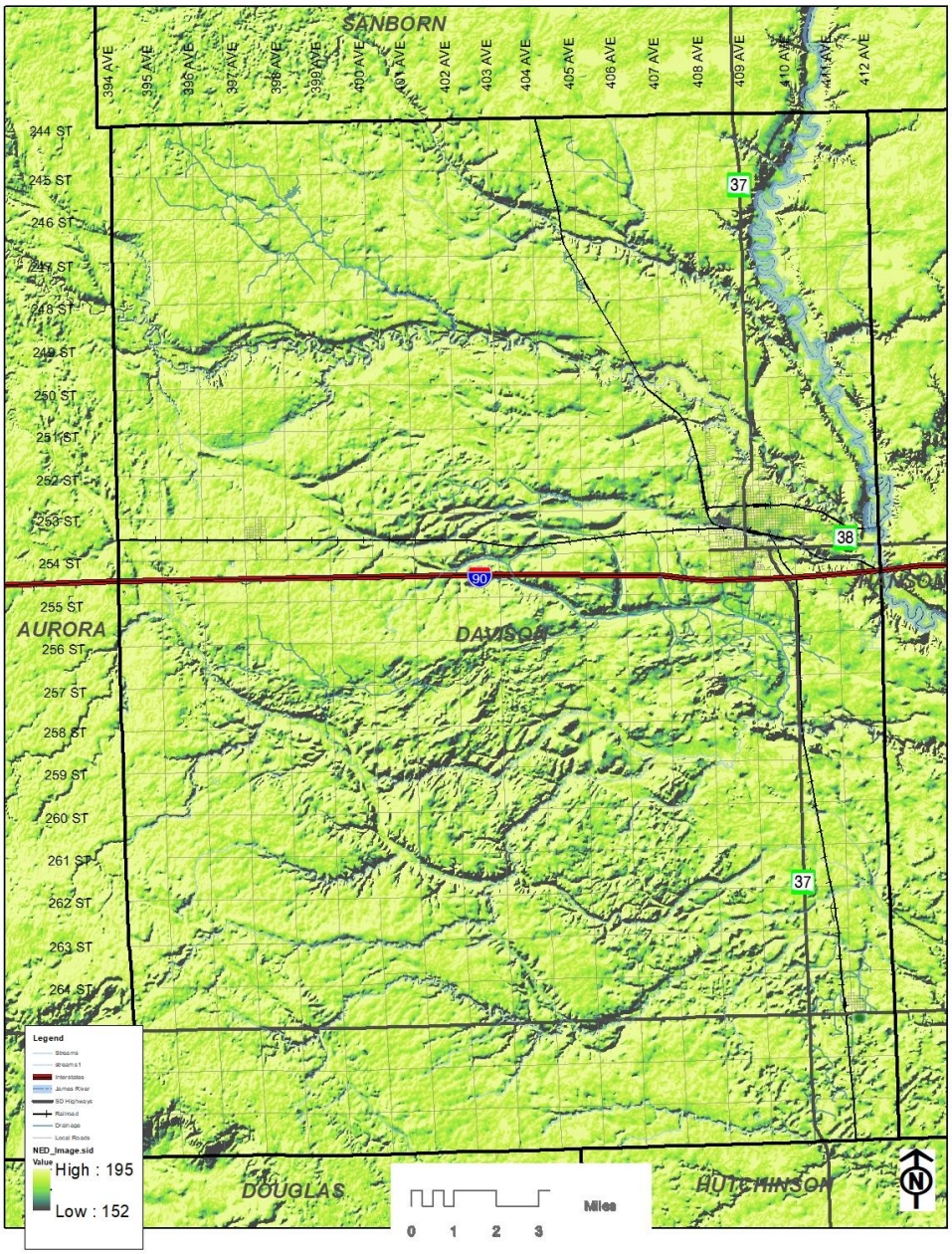


Some soil types should be closely studied prior to building homes and other occupied structures. An area with a high-water table or poorly drained soil will not adequately support a septic tank. A high-water table will allow unfiltered septic tank effluent to contaminate the local ground water. The specific soil type in the development area should be evaluated before development is allowed. Building on inappropriate soils may result in environmental damage and additional public and private expense.

Figure 2.5 shows the terrain of Davison County, where darker shades represent low elevations near streams and creek beds while lighter shades signify higher elevations.

Slope data is based upon the vertical rise in relation to the run or horizontal distance. A 10% slope is equal to a 10 foot rise in elevation in a distance of 100 feet.

Figure 2.5
Graphic Relief Map of Davison County



Slope Categories

Davison County terrain includes slopes from each of the identified ranges.

The slope of an area or location may dictate which type of activities or development can reasonably be expected to "perform" well. Planning the Built Environment by Larz T. Anderson provides guidelines for developing upon the variety of slopes identified within **Figure 2.6**.

Under ½% Slope:

Almost no land uses are feasible because of the problems associated with surface drainage of rain. Some exceptions would include: rice paddies, flooded orchards, and flood control basins.

½ to 1% Slope:

Conducive to large-scale, linear industrial production uses and for recreation uses such as picnics and informal, small-group field sports. Generally not conducive for commerce, residences, roads, and airports due to drainage problems. Can be dangerous due to standing water, fog, and ice.

1 to 3% Slope:

Generally good and favorable for all types of development due to good drainage, easy slopes and easy truck and auto access. May need a 2% minimum grade in areas where ground frost is probable.

3 to 5% Slope:

Small-scale industry and commerce, trucking access becomes difficult and parking areas must be terraced. Roads, airports, and railroads must run parallel or diagonal to the contours. Suitable for playgrounds, playfields, picnic areas, informal field sports, camping, golf courses, nature trails, hiking areas, and general farming practices.

5 to 10% Slope:

Industry and Commerce: Intensive, small-scale industry and commerce possible with truck access becoming difficult and expensive over 7%.

Residential: Detached, single-family, townhouses, and multifamily residences are all feasible, but parking lots must be terraced, or parking garages provided.

Roads: Truck and high-speed roads must run parallel with or diagonal to the contours. Road routing is dictated by the terrain in areas over 8%, and can create access problems due to cutting and filling of the roadway.

Airports: Usually economically impractical, unless there is a long ridge top that parallels the prevailing wind direction, and can be leveled without excessive expense.

Railroads: Must run virtually parallel with the contours, but even then creates serious embankment problems and high costs.

Recreation: Suitable for golf course, picnicking, camping, and hiking. Large level fields may be expensive to construct and environmentally damaging.

Agriculture: General farming but care must be taken for erosion control.

10 to 15% Slope:

Industry: Economically impractical.

Commerce: Economically impractical, except for unusual, specialized shopping areas to serve "planned unit developments." Parking areas must be terraced or in structures.

Residential: Hillside subdivision for single-family homes which take special design if terrain is not graded to form building pads. Townhouse construction is economically impractical. Apartment construction is often feasible, especially when a "cluster design" is utilized.

Roads: Any road design takes special care in this terrain. All types of roads can be constructed, but at greater economic and ecological cost.

Railroads: Same as in category 5 to 10%, more severe problems.

Airports: Economically impractical.

Recreation: Suitable for hiking, camping, and picnicking but sports which require level playing fields are economically impractical. Golf courses are unplayable.

Agriculture: Pastures and forests are most appropriate. Cultivation should be avoided due to erosion problems.

15 to 30% Slope:

Industry: Economically impractical.

Commerce: Economically impractical.

Residential: Single-family home subdivisions are possible with special care in the design of access roads and location of septic tanks. Townhouse construction is usually economically impractical, and apartments are possible on special sites only if access roads, parking areas, water, and sewer is carefully planned (usually expensive).

Roads: Similar to the 10 to 15% slope, except problems with cutting and filling are more extreme. May be so extensive that it would be damaging to the local ecology.

Recreation: Trails and camping only. No uses which require a level playing field or concentration of people are possible.

Agriculture: Pasture, forest, and vineyards that do not involve substantial grading are suitable.

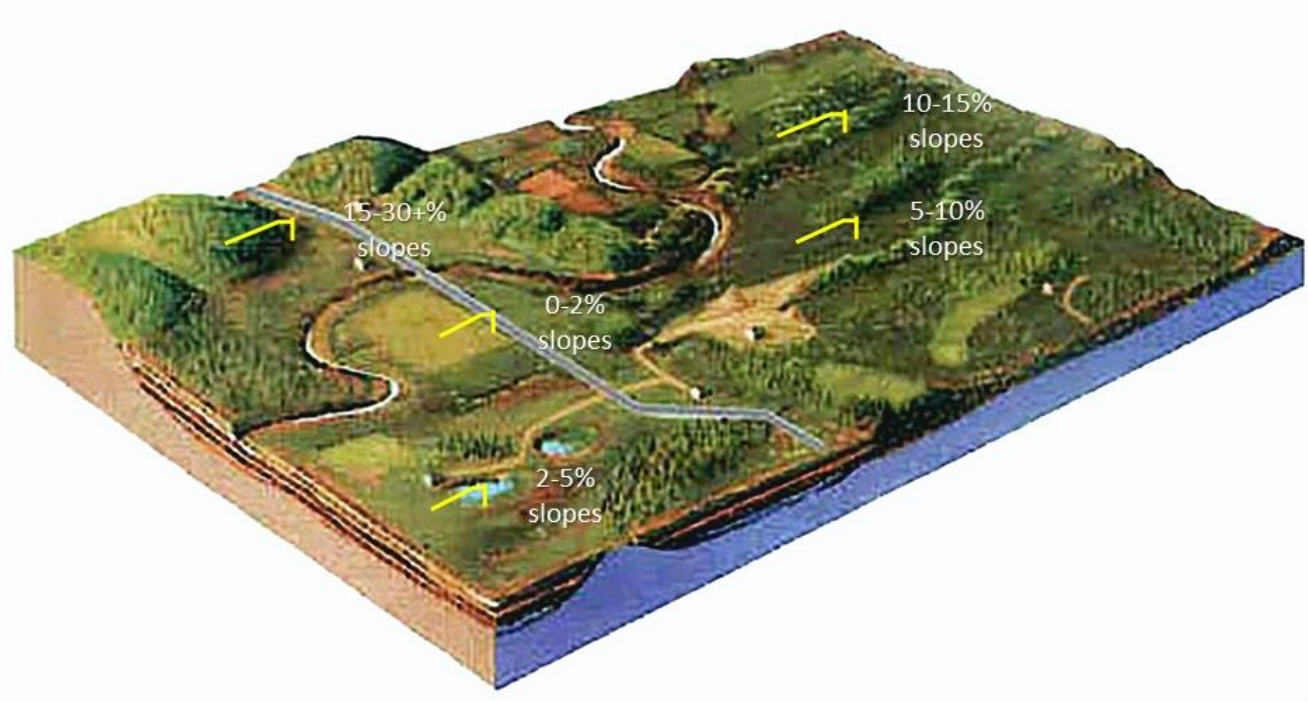
Over 30%:

Urban uses: All urban uses which require the construction of roads and the provision of utilities are both prohibitively expensive and extremely damaging to the terrain. As a general rule, land with a slope over 30% should not be disturbed. If it is determined that development is necessary, the project must be planned with extreme care.

Recreation: Trails are suitable, but too steep for camping.

Agriculture: Uncultivated pastures and forests.

Figure 2.6, Slope Examples



Wetlands and Flood Zones

Besides soil properties, other environmental issues such as topography and flood hazards should be considered when determining new areas for development. **Figures 2.7 and 2.8** illustrate the environmental constraints in Davison County including wetlands and flood plains. The wetland data is based upon the United States Fish and Wildlife Service National Wetlands' Inventory.

Flood data is based upon Federal Emergency Management Agency data and includes four zones or classifications:

Zone A:	The approximate 100-year flood zone
Zone AE:	The detailed 100-year flood zone
Zone ANI:	Are area not included
Zone X500:	The 500-year flood zone

The majority of flood prone areas within Davison County follow the James River and Firesteel Creek in the County.

FIGURE 2.7
Wetlands

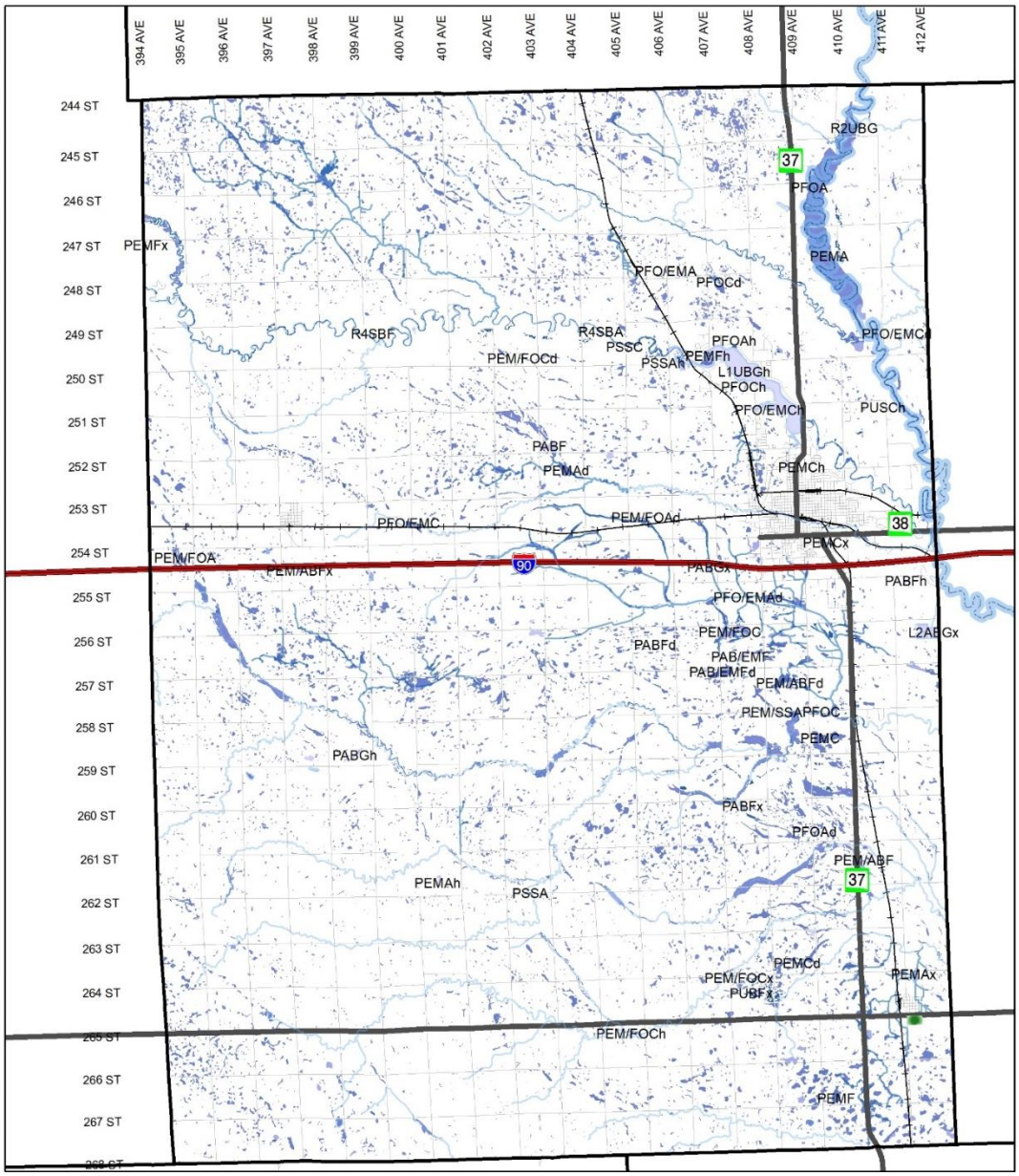
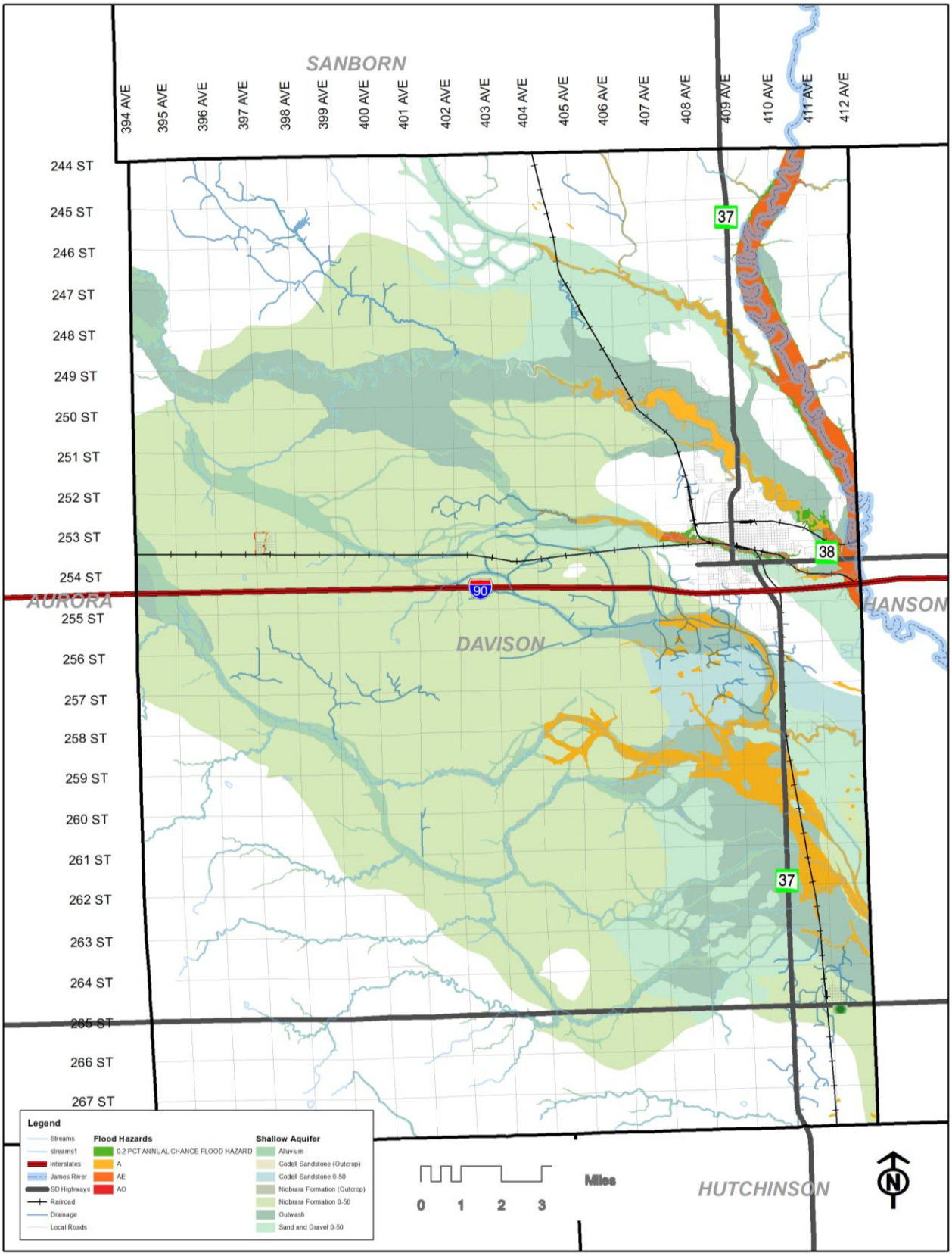


FIGURE 2.8
Flood Zones and Shallow Aquifers

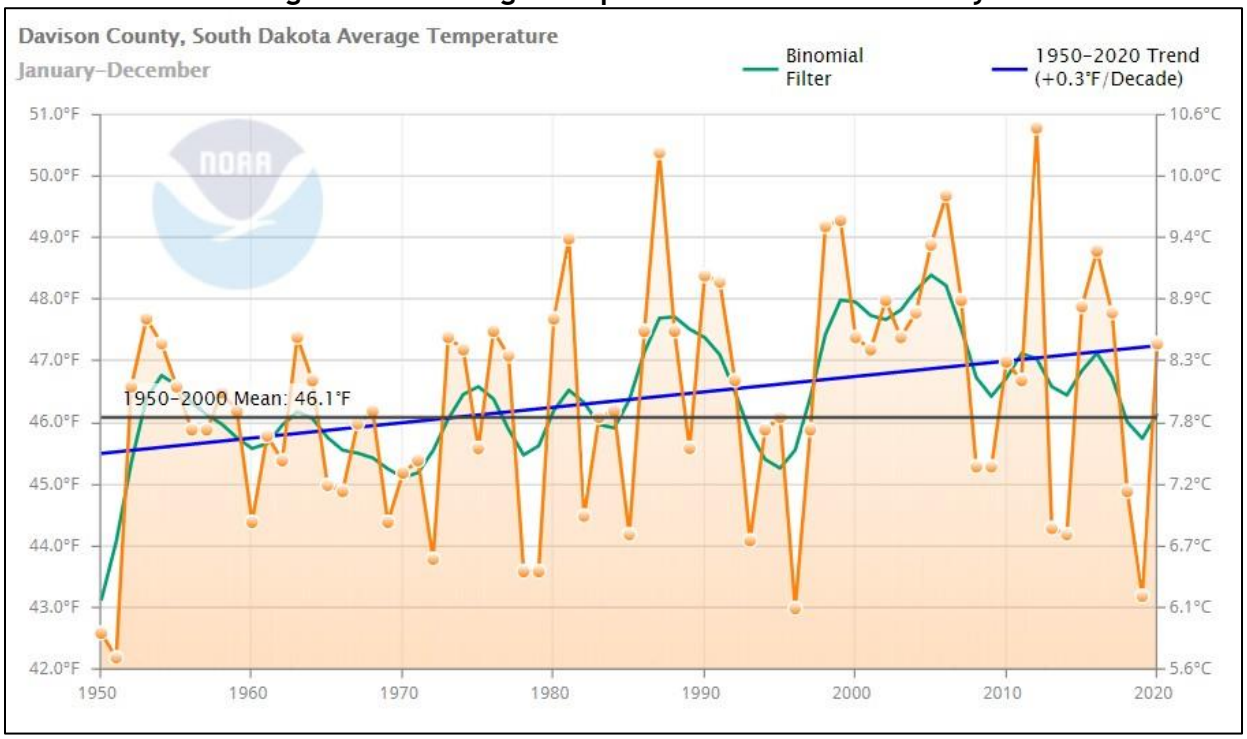


Climate

Climate conditions can affect local development in a variety of ways. The amount of insulation required for houses and buildings is affected by temperature extremes. The amount of rainfall dictates the size of drainage pipes and culverts needed to prevent flooding. Prevailing wind patterns should be taken into consideration when developing industry that may emit smoke and/or odors. **Figures 2.9 and 2.10** present the average temperature and precipitation for Davison County.

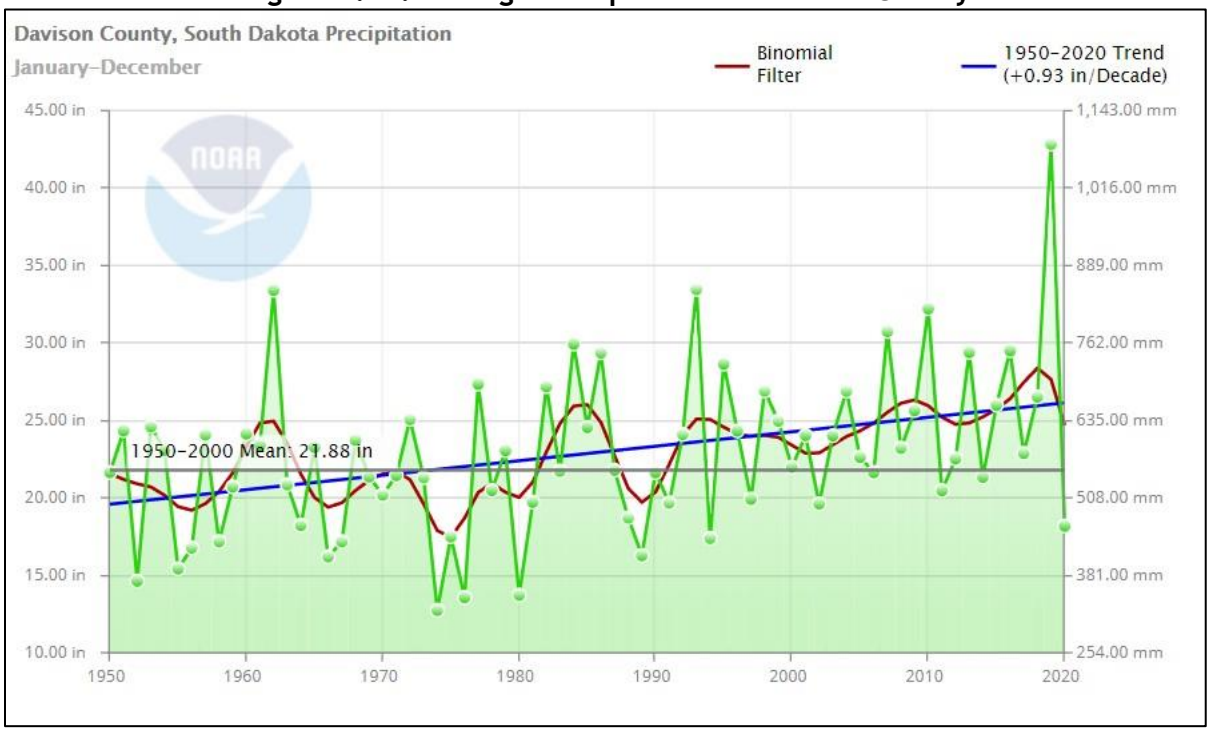
When reviewing climatic data, historical trends need to be reviewed to offer the broadest perspective and identify the cyclical weather patterns faced by an area's population. Davison County experiences a wide range in temperatures from summer to winter and in daily maximum and minimum temperatures during most of the year. Temperatures on some occasions rise to more than 100 degrees in summer and fall to minus 30 degrees or lower in winter.

Figure 2.9: Average Temperatures in Davison County



The level of precipitation and weather patterns a region receives impacts the local economy, infrastructure development, and demographic. The growing season is best explained as a period between April and September and is further defined by the dates of "killing" freezes. This season within Davison County is limited by the last spring freeze which generally occurs before May 6th and the first fall freeze that usually occurs after September 30th.

Figure 2.10: Average Precipitation in Davison County



The importance of reviewing historical trends versus a snap shot or single year becomes evident in presenting annual growing season precipitation in Davison County. In 2019 the County received approximately 43 inches of precipitation. A historical analysis of the same months over a seventy year period (1950-2020) found that the County received an average of 21.88 inches of precipitation as shown in the gray line in the figure above. The blue line in the graph illustrates the trend in precipitation between 1950 and 2020. It shows that the precipitation that the County has received has increased about 1 inch per decade.

Wind direction and intensity can vary within short distances as a result of terrain, vegetation, and buildings. Wind speed and direction can also change greatly during the day and shifts with the seasons of the year. Mean values for wind direction show the prevailing winds to be from the northwest in winter (November through April) and from the south in summer (May through October). **Figures 2.11 and 2.12** illustrate the prevailing wind direction and speeds over a fifty year period between 1972 and 2022 as well as peak wind gusts in the area for 2020.

Figure 2.11: Wind Rose Data for Mitchell, SD (Annual Average,1972-2022)

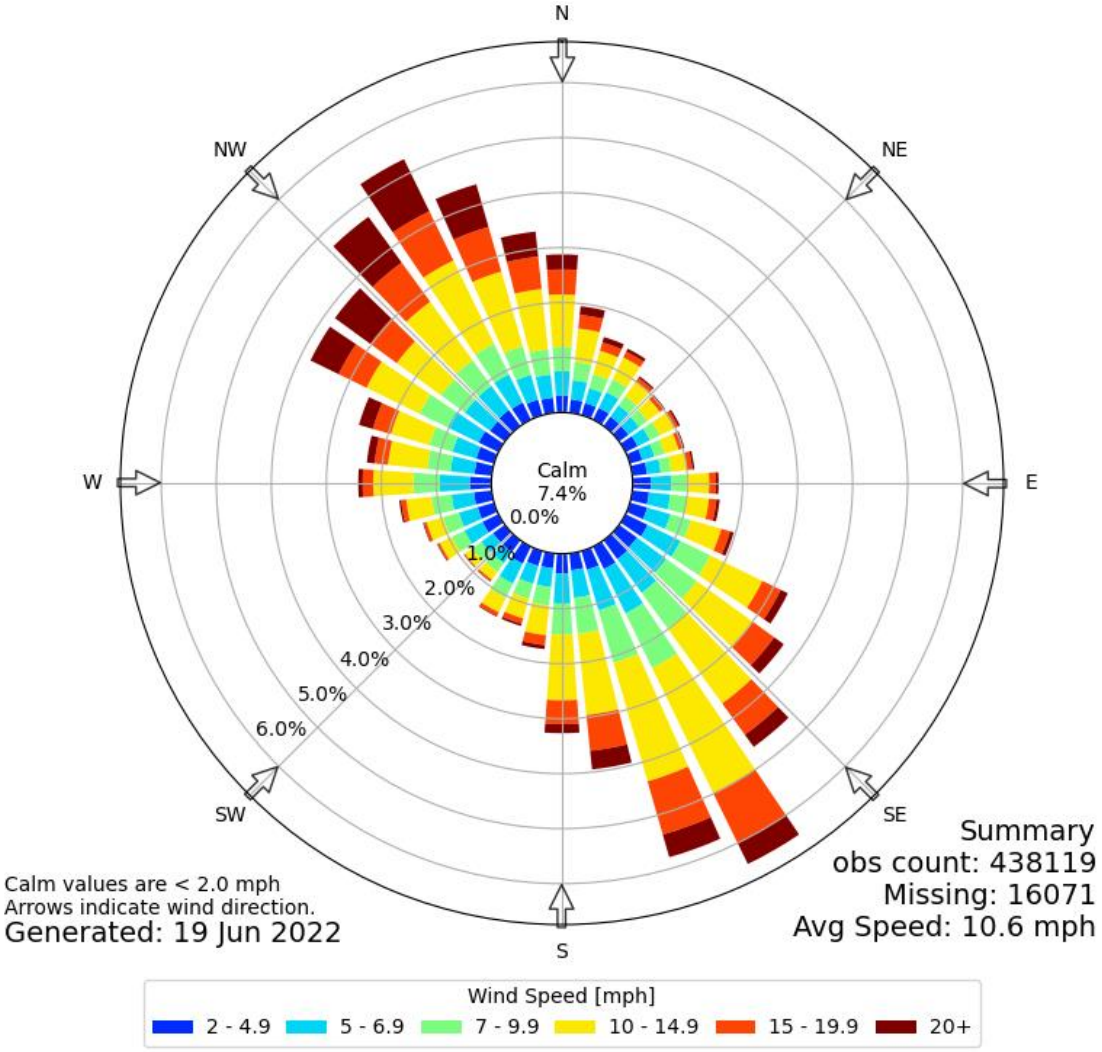
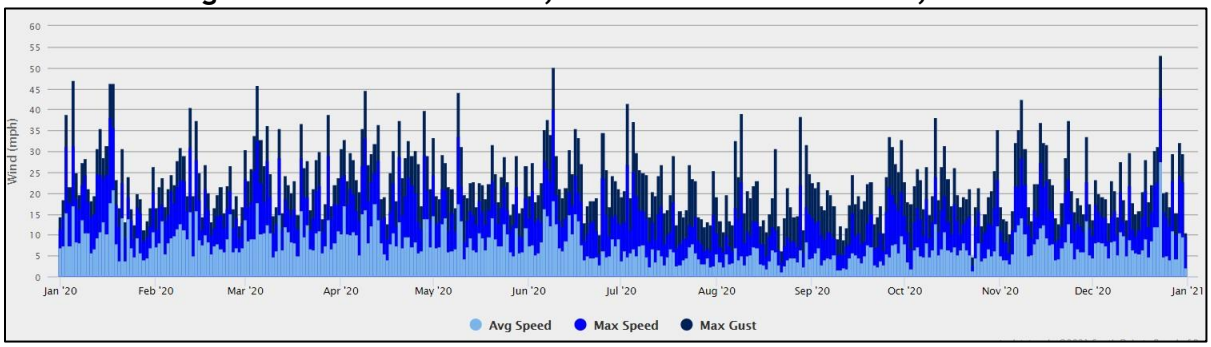


Figure 12: 2020 Wind Data, SDSU Mesonet White Lake, SD Station



https://climate.sdstate.edu/archive/

PLANNING CONSIDERATIONS

County Planning Challenges

The following environmental related challenges are expected to be encountered by Davison County over the next 20 years:

- ✓ Development pressures in areas with environmental limitations such as steep slopes, poor drainage, and flood hazard potential; and
- ✓ A continued emphasis on "water oriented" development (views or access) which could present conflicts with recreational or agricultural land uses.

Policy Recommendations

In addressing the challenges, the Davison County Commission should consider the following recommendations.

1) Development should be discouraged from areas having obvious environmental limitations;
2) State and federal agencies should be utilized for their expertise in protecting environmental resources whenever a development proposal has the potential for conflict; and
3) County environmental assets should be clearly identified and monitored to better inform the public and developers about sensitive areas.

Public Facilities And Services

CHAPTER 3

Local Governments and Their Structure

Davison County utilizes the customary form of government as provided for in South Dakota Codified Law (SDCL) Title 7. These state statutes describe the election process and requirements for all elected county officials. Davison County has a five member commission with all members elected at large. The county instituted a process where three commission seats are elected in the same year as the Governor of South Dakota with the remaining two seats filled at the time of the United States presidential election.

Davison County is relatively small in land area, 437 square miles, when compared to other counties within the State of South Dakota. The geographic size of an area does not necessarily dictate the variety, number, or type of further subdivisions. There are several entities with taxing authority within Davison County. They include:

- Twelve townships
- Two cities
- One town
- Six fire districts
- Seven school districts
- One special district

The taxing entities of Davison County and their levies and valuations are listed in **Table 3.1**. The townships of Davison County are shown in **Figure 3.1**

TABLE 3.1
Taxing Authorities, Levies, and Revenues -Davison County; 2018-2020

	2018		2020	
Name	Levy	Valuation	Levy	Valuation
Davison County	3.928	$1,716,156,539	4.002	$1,740,345,588
Municipalities				
Town of Ethan	6.156	$11,770,847	6.503	$11,449,518
City of Mitchell	5.605	$921,596,513	5.758	$928,803,682
City of Mount Vernon	7.480	$16,602,543	7.761	$16,481,798
Townships				
Badger	0.141	$68,304,859	0.093	$68,097,789
Baker	0.083	$51,507,575	0.082	$55,072,145
Beulah	0.257	$68,685,034	0.045	$73,421,610
Blendon	0.097	$49,353,255	0.097	$51,447,240
Lisbon	0.111	$44,597,348	0.111	$46,934,025
Mitchell	1.438	$120,011,053	1.328	$135,582,020
Mount Vernon	0.105	$52,484,315	0.018	$55,776,233
Perry	0.272	$53,306,622	0.266	$57,622,835
Prosper	0.363	$77,136,757	0.322	$87,170,512
Rome	0.105	$51,560,227	0.100	$55,721,636
Tobin	0.040	$50,055,300	0.038	$53,198,055
Union	0.084	$41,690,860	0.084	$43,566,490
School Districts				
Mitchell 17-2	7.775	$620,986,555	7.764	$682,843,505
Mount Vernon 17-3	8.723	$25,575,435	8.617	$29,428,525
Ethan 17-1	7.699	$20,621,755	7.694	$24,049,060
Parkston 33-3 *	6.405	$1,729,730	6.252	$1,863,225
Corsica/Stickney 21-3	7.021	$1,173,885	7.106	$1,439,590
Plankinton 01-1	8.076	$0	7.924	$0
Sanborn Central 55-5	7.127	$347,315	6.817	$428,255
Special Districts				
James River Water Development District	0.061	$1,614,105,985	0.061	$1,739,655,014
Rural Fire Districts	0.280	$552,109,702	0.224	$723,899,465

Source: South Dakota Department of Revenue, 2020

Mitchell Township is a former township, now primarily overlaid by the city of Mitchell. Due in part to (1) rising road expenditures; (2) a declining tax base resulting from annexations of portions of Mitchell Township by the city of Mitchell a majority of Mitchell Township residents affirmatively voted to abolish their political subdivision in 2001.

Due to various continuing issues relating to road maintenance, accountability for tax assessments and expenditure of tax revenues, fire protection, and a general desire for local control, a special election was held in 2009 on the question of reestablishing Mitchell Township. The result of the election was positive and Mitchell Township was subsequently reorganized as a political subdivision of the State of South Dakota. Mitchell Township regained independent taxing authority and, following reorganization, is governed by an elected board of township supervisors.

Table 3.2 details the property tax income payable to the county for 2020. The data is divided by region or entity.

TABLE 3.2
County Revenues by District - 2020

Property Tax Sources	Taxes	Percent of Total
County	$ 6,964,915.89	22.17%
Cities	$ 5,550,423.01	17.66%
Schools	$14,407,458.97	45.83%
Townships	$ 260,059.79	0.83%
Rural Fire Districts	$ 161,980.72	0.52%
Water Development Districts	$ 106,119.12	0.34%
Other Districts	$ 0	0.00%
Special Assessments	$ 3,983,280.43	12.67%
Total Annual Revenues	$31,437,654.21	

Source: South Dakota Department of Revenue, 2020

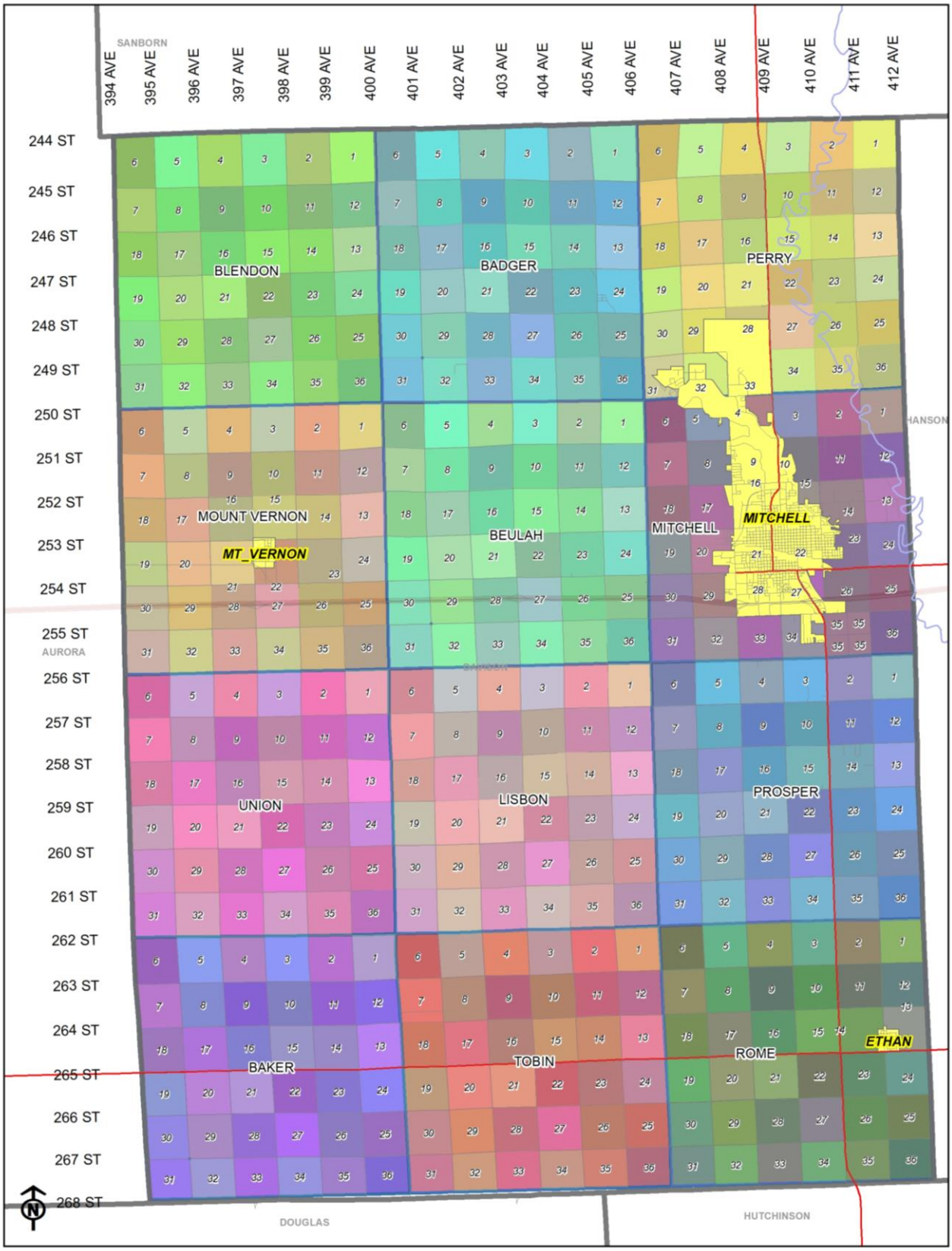
Municipalities have many powers listed in South Dakota law. Although a municipality has many powers, there are almost always conditions and restrictions on the use of those powers. Municipal government is primarily governed by the provisions of Title 9 of South Dakota Codified Law, but several other chapters of law apply to municipalities.

Mitchell and Mount Vernon utilize the aldermanic form of local government. They are governed by a common council, which consists of a strong mayor who is elected at-large and two aldermen from each ward. Terms of office are traditionally two years but may be set by ordinance for up to five years. Ethan is set up as a trustee form of government. Between three and five board members are elected at-large for three year terms. The Trustees elect one of their own members to serve as the president of the board for a one year term.

In 2014, the Mitchell City Council established a City Administrator position to help manage City operations and coordinate planning efforts for the City's future. The City Administrator is under the direct supervision of the Mayor and the City Council and is responsible for:

- Planning, organizing, directing and coordinating activities in city departments.
- Ensuring compliance with state and federal laws.
- Overseeing the long range planning for the City of Mitchell.
- Administrative oversight and accountability of departmental functions.

Figure 3.1
Towns and Townships in Davison County



Transportation

The Davison County Commission retained an engineering firm to prepare a long-range transportation plan for the County in 2015. The engineer worked with the County Highway Department and County Commission to review the needs of the County with regards to the county road network and plan for future improvements.

The primary transportation element within Davison County is the road network. The network includes roads maintained by numerous entities including:

- State of South Dakota;
- Davison County;
- Organized Townships;
- Municipalities; and
- Private Individuals.

The existing road network and identification of jurisdictional ownership or responsibility is illustrated in **Figure 3.2**.

The issue of roads is complex and requires an understanding of basic terminology. One of the first steps in reviewing a road network is to break the system into subcategories. These groups identify the role of each road section and the impact upon the overall grid. For the purposes of this plan, an overview of the county's system will be undertaken by focusing on a rural system versus small or large urban systems and shall be further divided into four classifications:

- **Rural Principal Arterial System** - Provide corridor movement with trip length and density suitable for substantial statewide or interstate travel and will carry the majority of traffic movements between virtually all urban areas with populations over 50,000 and a large majority of those with populations over 25,000;
- **Rural Minor Arterial System** - Serve as a linkage of cities, larger towns, and other traffic generators such as major resort or recreation areas that are capable of attracting travel over similarly long distances;
- **Rural Collector System** - Serve as primary intra-county rather than statewide travel and constitute those routes on which predominant travel distances are shorter than on arterial routes; and
- **Rural Local Road System** - Primarily provides access to the collector network and serves travel over relatively short distances. All roads not meeting the criteria of the first three are placed in this category.

A map of the functional classifications, as described above, of roads within the County is illustrated in **Figure 3.3.** A secondary township road includes roads within unorganized townships.

The elements of a traffic needs study include the following data:

- Examination of the road system;
- Comparison of the existing system to an estimated future demand;
- Traffic counts;
- Traffic inventories;
- Trip generation models and calculations; and
- Preservation of road corridors.

A process of addressing and providing for a future road network may be completed in conjunction with a detailed traffic study or through establishment of road corridor preservation regulations within a zoning or subdivision ordinance. Road preservation corridors are generally sited on the full, one quarter (1/4) and one sixteenth (1/16) lines within township sections. Preserving these corridors protects the governmental body from inflated expenditures such as road realignments or utility relocation, condemnation of buildings, or purchase of lands.

There are areas within the County that may never see an additional road constructed due to geography, topography, and/or population density. Yet, the preservation of transportation corridors enables the County to review construction activities within these designated areas and consider the proposed project's potential impact upon the County and master road plan or comprehensive plan.

FIGURE 3.2
Road Base Layer with Jurisdictional Control

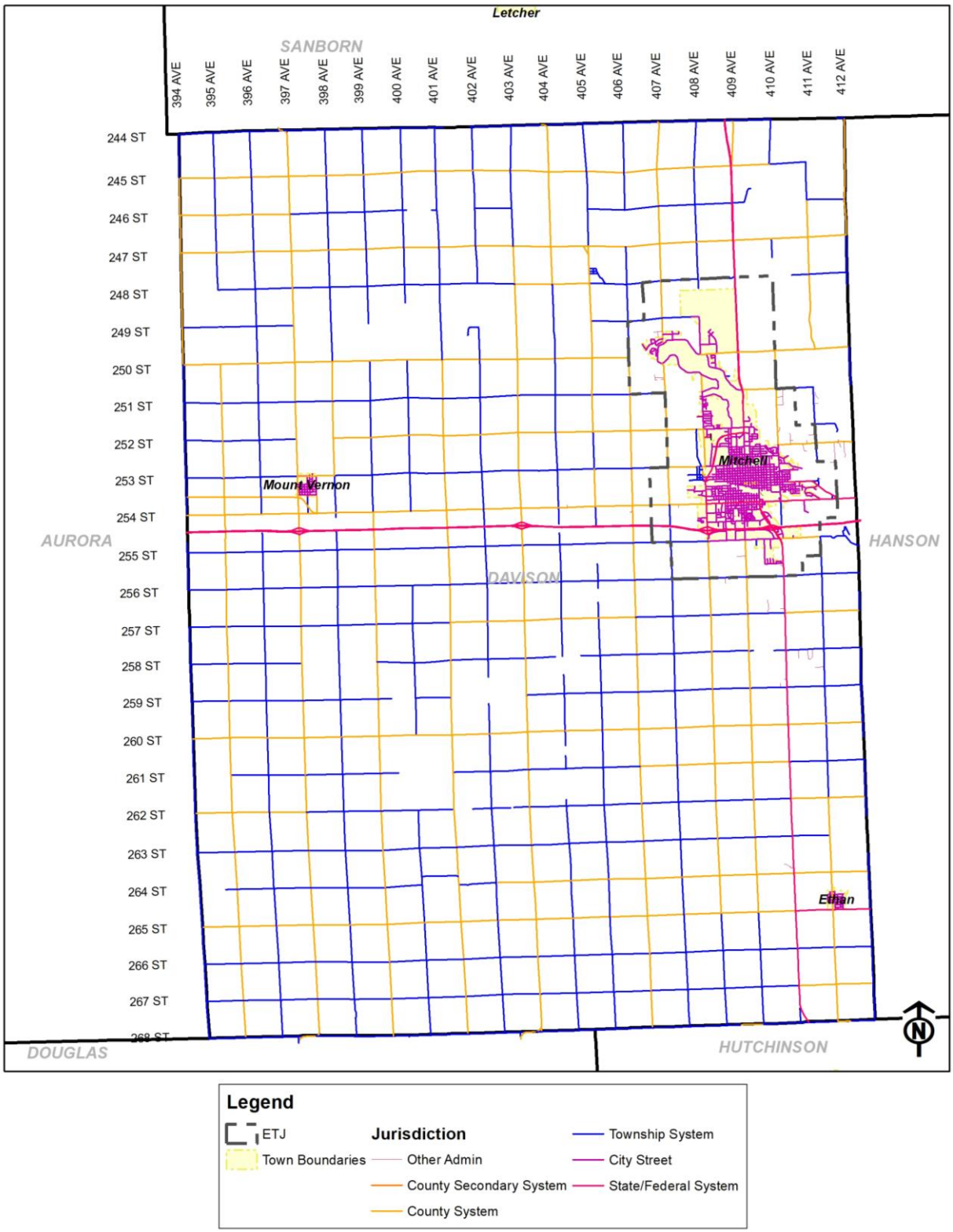
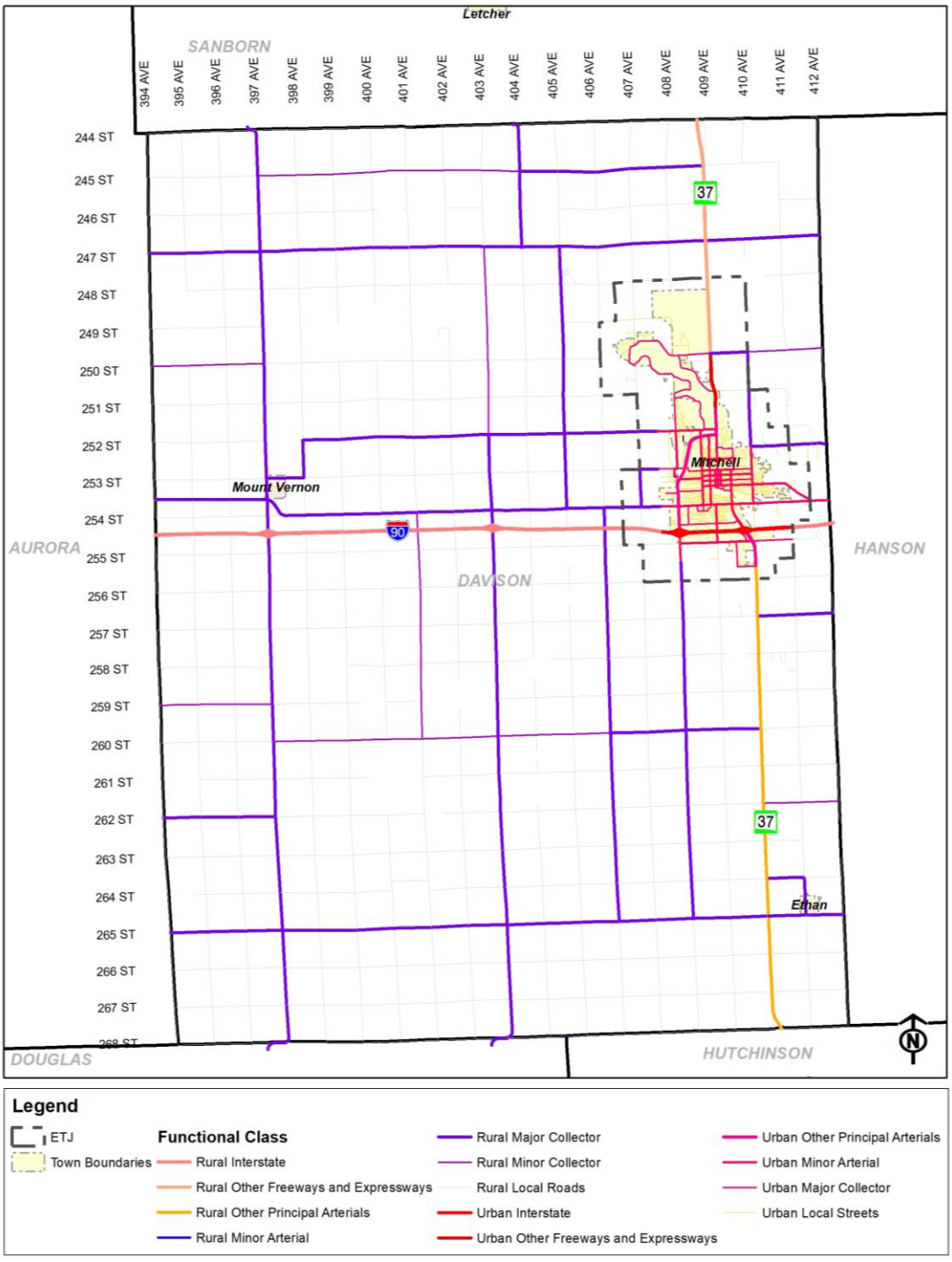


FIGURE 3.3
Functional Classification



When preparing a road development, improvement, or maintenance plan, one of the initial steps includes a review of the following data:

- Map of the Existing Road System;
- Identification of Ownership or Responsibility;
- Delineation of Functional Classification; and
- Average Daily Traffic Counts.

While these items may provide a starting place there are times or conditions when it may be necessary to further subdivide the four base items into more specific categories. Some of these subcategories may include:

- Road Surface Type: Dirt – Gravel – Asphalt – Concrete;
- Road Width: Driving Surface – Shoulders – Ditch;
- Road Condition: Smooth – Rough – Pot Holes;
- Service Area: Residential – Commercial – Agricultural; and
- Expected Traffic Flows: Trip Generation Modeling – Land Development Potential.

The South Dakota Department of Transportation drafts and presents an annual Statewide Transportation Improvement Program (STIP). The STIP identifies the proposed transportation improvements for the next five years. As stated earlier, the State drafts a five year plan, yet updates the document annually. An annual revision is needed to account for the frequent changes in priority and revenues. While the STIP examines air, rail, surface, and public transit, a county plan will usually focus on surface or road improvements. All of these elements will provide the County with a detailed road database on which it will be able to develop policies. **Table 3.3** lays out issues concerning safety on Davison County roads. The table reports the number of crashes and the crash rates for major corridors in the County. **Figures 3.4, 3.5, and 3.6** highlight areas of need, existing roadways of concern, proposed road upgrades, improvements, and the Major Road and Street Plan for the County.

Bridge in Davison County

Table 3.3 – Safety Concerns

North-South County Corridors		Miles	Total Crashes	Crash Rate (Crashes/ HMVMT)
Roadway Corridor	Limits			
397th Avenue	255th St to 265th St	10	29	391
403rd Avenue	252th St to 255th St	3	8	329
403rd Avenue	255th St to 265th St	10	18	349
406th Avenue	255th St to 265th St	10	11	231
408th Avenue	255th St to 265th St	10	28	175
409th Avenue	255th St to 260th St	5	12	272

East-West County Corridors		Miles	Total Crashes	Crash Rate (Crashes/ HMVMT)
Roadway Corridor	Limits			
252nd Street	398th Ave to 408th Ave	10	26	234
253rd Street	406th Ave to 408th Ave	2	7	267
254th Street	403rd Ave to Mitchell Limits	5	44	197
Sub-corridor:	*406th Ave to Mitchell Limits*	*2*	*26*	*242*
Spruce Street	East of SD 37 to Dakotafest Drive	1.15	10	200

FIGURE 3.4
Road Improvements and Areas of Concern

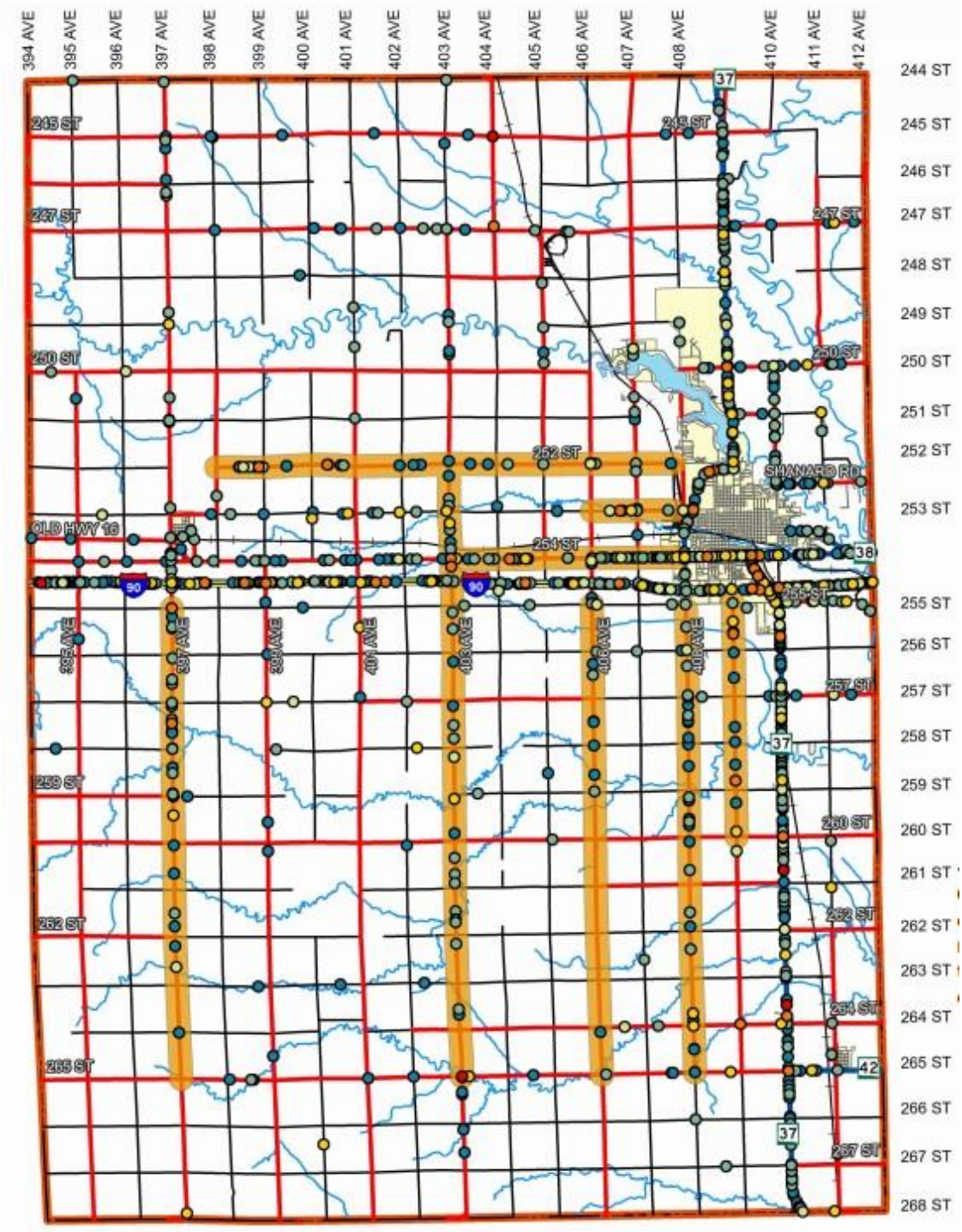


Figure 3.5
Transportation Needs

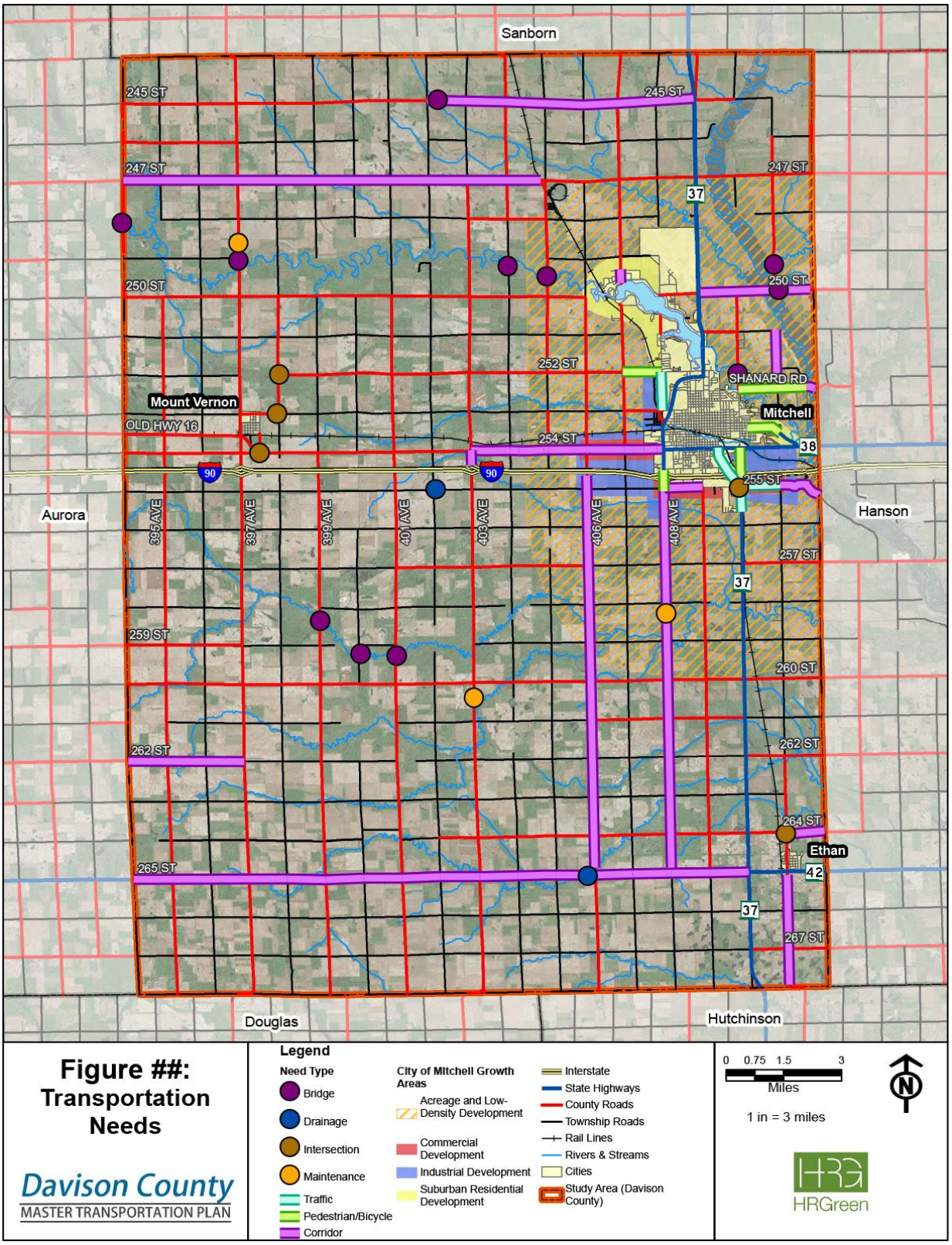
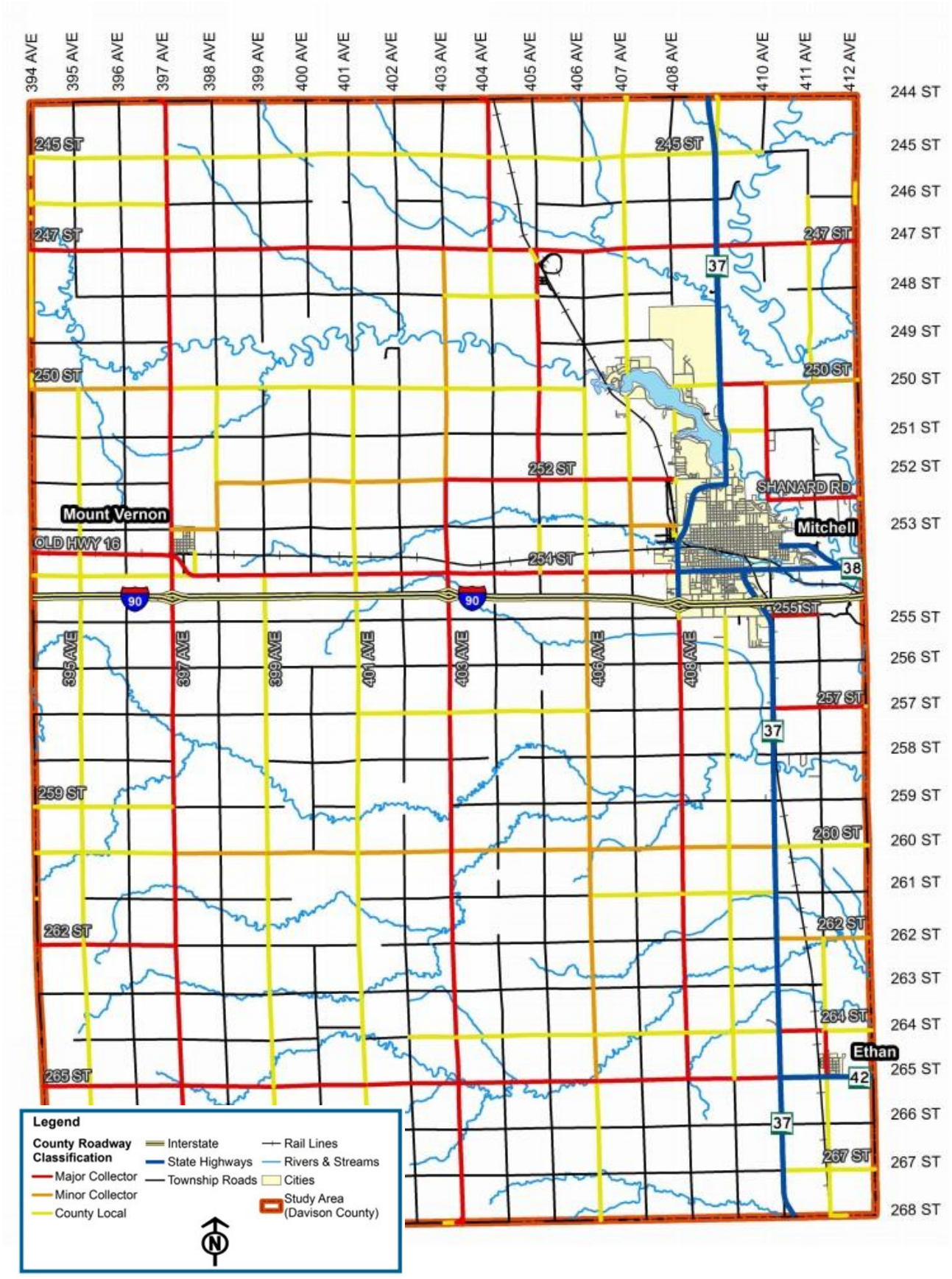


Table 3.6
Major Roads Plan; Davison County



Bus Service:

Jefferson Lines offers bus stops in South Dakota that include passenger stops, ticket sales, and package shipping options. A stop is located along Havens Avenue in Mitchell. There are specialized transportation needs addressed throughout the county by Palace Transit, which operates curb to curb public transportation to anyone of any age in Mitchell seven days per week. Palace Transit also serves Mount Vernon and Ethan.

Air Service/Airport:

The Mitchell Municipal Airport is classified by the South Dakota Department of Transportation as a **Large General Aviation** facility. These airports support all general aviation aircraft and accommodate corporate aviation activity, including business jets, helicopters, and other general aviation activity. These airports' primary users are business related and service a large geographic region or they experience high levels of general aviation activity. Airports in this category typically have a minimum runway length of 5,000 feet, with non-precision approaches, weather reporting equipment, minor repair service, and at least 100LL fuel available 24 hours.

The airport was constructed in 1945 by the United States Military and was to be the home of the Norden bomb targeting system. It was also considered to be top secret.

Mitchell Municipal Airport

Civilians were allowed on the base. When WWII ended the base was closed, and the airport was turned over to the city of Mitchell. The airport has had many small air carriers through the years, but none have been successful for long-term service.

Currently the airport hosts a wide range of private aircraft with estimated enplanements of 4,000 plus. The Mitchell airport has one fixed base operator, Wright Brothers Aviation. Mitchell's two runways 13-31, 6,700 ft. and 18-36, 5,512 ft. are capacity rated at 120,000 pounds. Runway 13-32 has ILS instrument landing.

Aberdeen, Pierre, Rapid City, and Sioux Falls are eligible for direct federal assistance due to their annual usage. These airports enplane or pick-up a minimum of 10,000 passengers a year, which qualifies them for direct funding status. In fiscal year 2018, these airports received the following amount of federal funds:

- Aberdeen $1,000,000
- Pierre $1,000,000
- Rapid City $2,358,049
- Sioux Falls $3,418,864

Since the Mitchell Airport does not qualify for direct federal funding, it must compete with the remaining 64 public use airports within the State for financial assistance. In addition to the direct or entitlement funding, the federal government with some State assistance, provides grants for up to 90% of the total project costs.

Mitchell Municipal Airport, Aerial View

Rail Freight Service:

The South Dakota agricultural sector depends heavily on export of crops, feed, animal products, ethanol and other products to U.S. and global markets. Agricultural production in the state has been increasing,

> MOST SOUTH DAKOTA RAIL SHIPPERS DO NOT HAVE DIRECT ACCESS TO THE NATIONAL RAIL CORRIDORS, AS DEFINED BY THE ASSOCIATION OF AMERICAN RAILROADS. THE STATE'S RAILROAD SYSTEM IS PRIMARILY ORIENTED TO CONNECT SHIPPERS TO THIS NETWORK VIA CONNECTIONS OUTSIDE THE STATE.
>
> SOUTH DAKOTA STATE RAIL PLAN, 2014

and export markets for the state's agricultural products are expected to grow steadily over the next decades.

Railroads are particularly critical to the state's agricultural industry, which, in turn, is critical to the overall economy. Railroads are the primary means of moving South Dakota agricultural exports, including ethanol, to U.S. and global markets. Trucks are generally not cost effective for the long-haul transport of these heavy and bulky commodities, and barge service down the Missouri River is no longer a viable option because of the variability in water levels and declining funding for lock and channel maintenance.

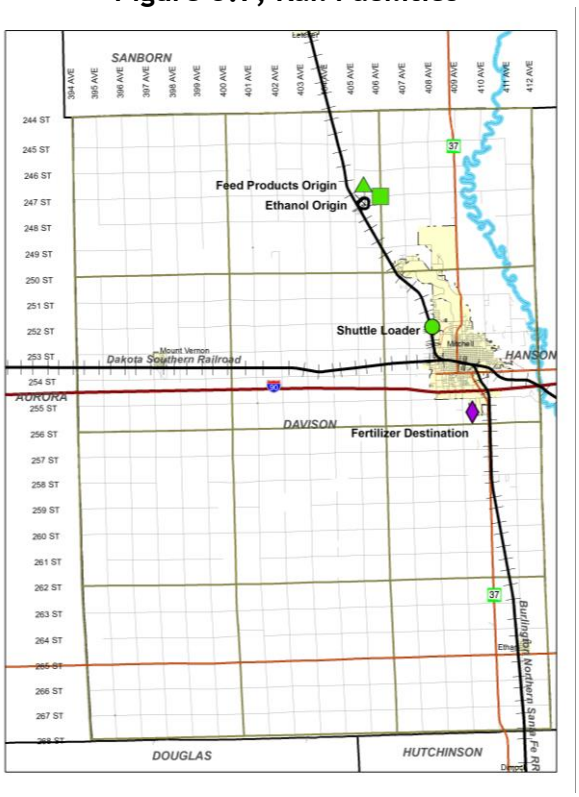
There are two rail lines existing in Davison County. The first line is a line owned by the State of South Dakota and operated by the Dakota Southern Railway headquartered in Chamberlain. The other line is owned and operated by the Burlington Northern Santa Fe (BNSF) Railroad. The southern tier of the region is served by the Dakota Southern Railway's (DSRC) Mitchell to Rapid City (MRC) and Napa to Platte lines. The DSCR MRC line serves shippers west of Mitchell, providing connections at Mitchell to the BNSF Aberdeen and Mitchell Subdivisions to Sioux City.

Burlington Northern Santa Fe Engine

The major improvement to the rail system in Davison County includes a connection between the Dakota Southern-operated line and the BNSF-owned line.

The project includes the construction of a northbound connection from the MRC to the BNSF west of Mitchell, South Dakota. The MRC connection to the BNSF currently is through the yard in Mitchell. Long 110-plus-car trains, such as those traveling to and from the large grain elevator in Kimball, are required back the train beyond the northbound switch in the yard, blocking road crossings in order to proceed northbound to Aberdeen. A northbound connection from the MRC, originating just east of 407th Avenue and connecting just south of West 23rd Avenue would provide a direct route for northbound commodities and empty trains southbound. This connection would require construction of approximately 1.75 miles of new track and two switches, along with the acquisition of about 20 acres right-of-way and two new road crossings.

Figure 3.7, Rail Facilities



Water Supply

Davison County is served by several rural water systems to supply communities and properties with drinking water. Davison Rural Water System has the largest geographic service area in Davison County. It has more than 3,130 customers an average of 403,000 gallons of water per day. Davison's water is surface water that is purchased from another water system. Hanson Rural Water serves more than 2,463 customers an average of 588,000 gallons of water per day. Hanson serves a small area in the eastern-most areas of Davison County.

The Water Division of the Public Works Department is responsible for the maintenance of water mains, water towers and other water service throughout the City of Mitchell. The City of Mitchell provides water service to 5,650 connections through approximately 660,000 feet of distribution piping with an average pressure of 60 lbs. The City has the storage capacity for 2.7 million gallons of water. Mitchell has an extensive water distribution system which consists of PVC, Ductile and AC pipe. Pipe sizes range from 4"- 12" for mains.

Mitchell Water Tower

There are two water sources for the City. The first supplier is the B-Y Water District. The City's connection to the B-Y Water District is on the south side of the City adjacent to the Mitchell Technical College's (MTC's) campus. The B-Y Water District has a meter pit at this location which is used to measure the flow of water to the City. The City serves more than 12,448 customers an average of 6,308,000 gallons of water per day. The second water source is Lake Mitchell. The water from Lake Mitchell must be treated to meet EPA and DANR regulations for the treatment of surface water. The City's treatment plant is capable of treating this water to required standards.

Approximately 29,000 feet of 24-inch ductile iron pipe (DIP) was installed in 2003 on the eastern side of the City from the PRV vault to the water treatment facility. The City has three connections to the distribution system along the route to the water treatment plant. These connections are located at the intersections of Spruce Street and MTI Drive, the intersection of East First Avenue and South Maddie Street, and at the end of East Eighth Avenue. These connections have seldom been used since installment but would be used in the case of water main breaks or maintenance within the water treatment facility.

Mitchell Water Treatment Plant

The Town of Ethan serves 331 customers an average of 18,000 gallons of water per day. The City of Mount Vernon serves 462 customers an average of 34,000 gallons of water per day.

Ethan Water Tower

Distribution Systems

Figure 3.8 identifies the water distribution systems in Davison County. As of today, there are between 200 and 300 residential taps available within the lake area, dependent on location. Property adjacent to or in close proximity of a municipality may be able to obtain city service. While there is available capacity within the City of Mitchell's system, there are no formal plans to expand service to properties outside the City's corporate limits.

FIGURE 3.8
Rural Water

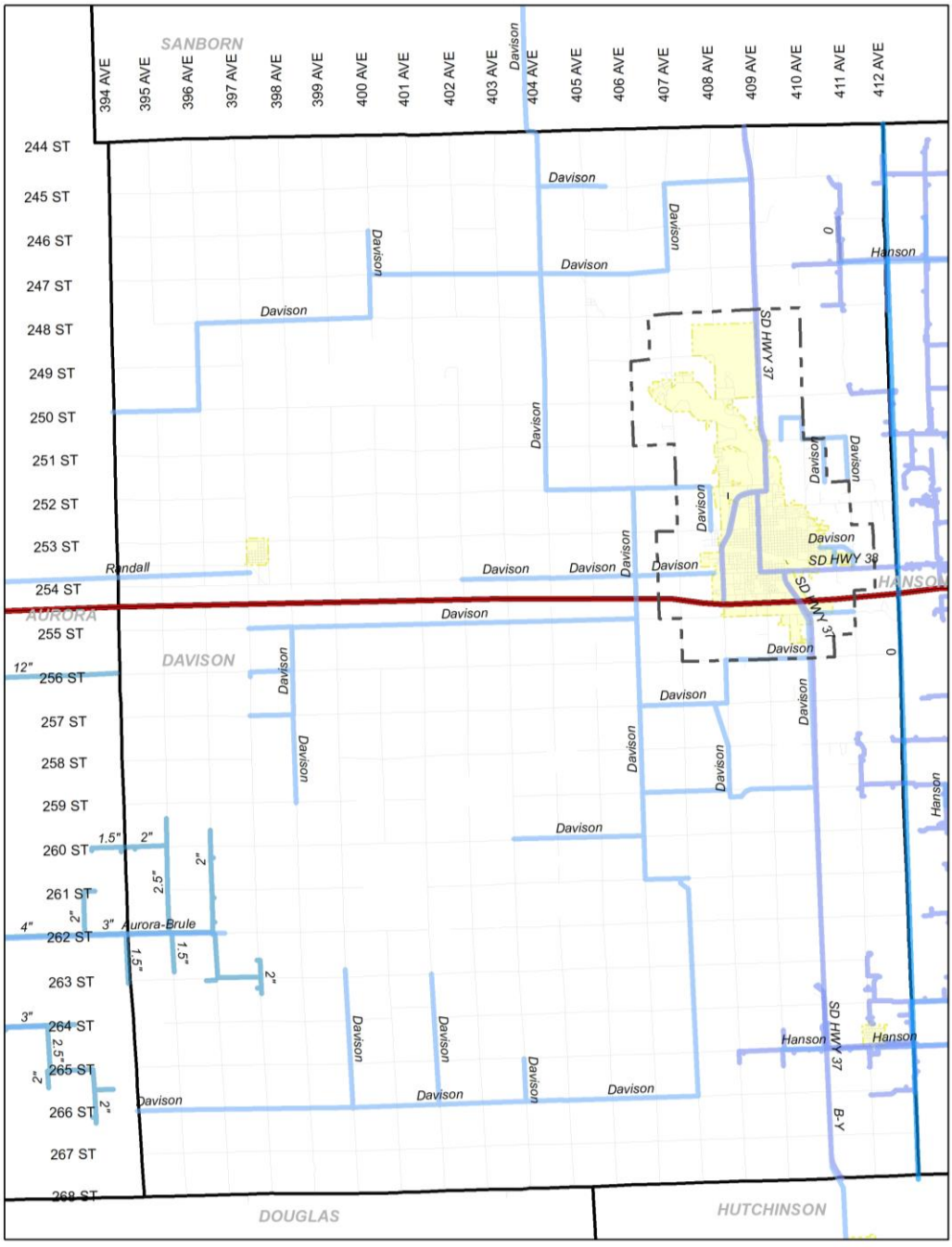
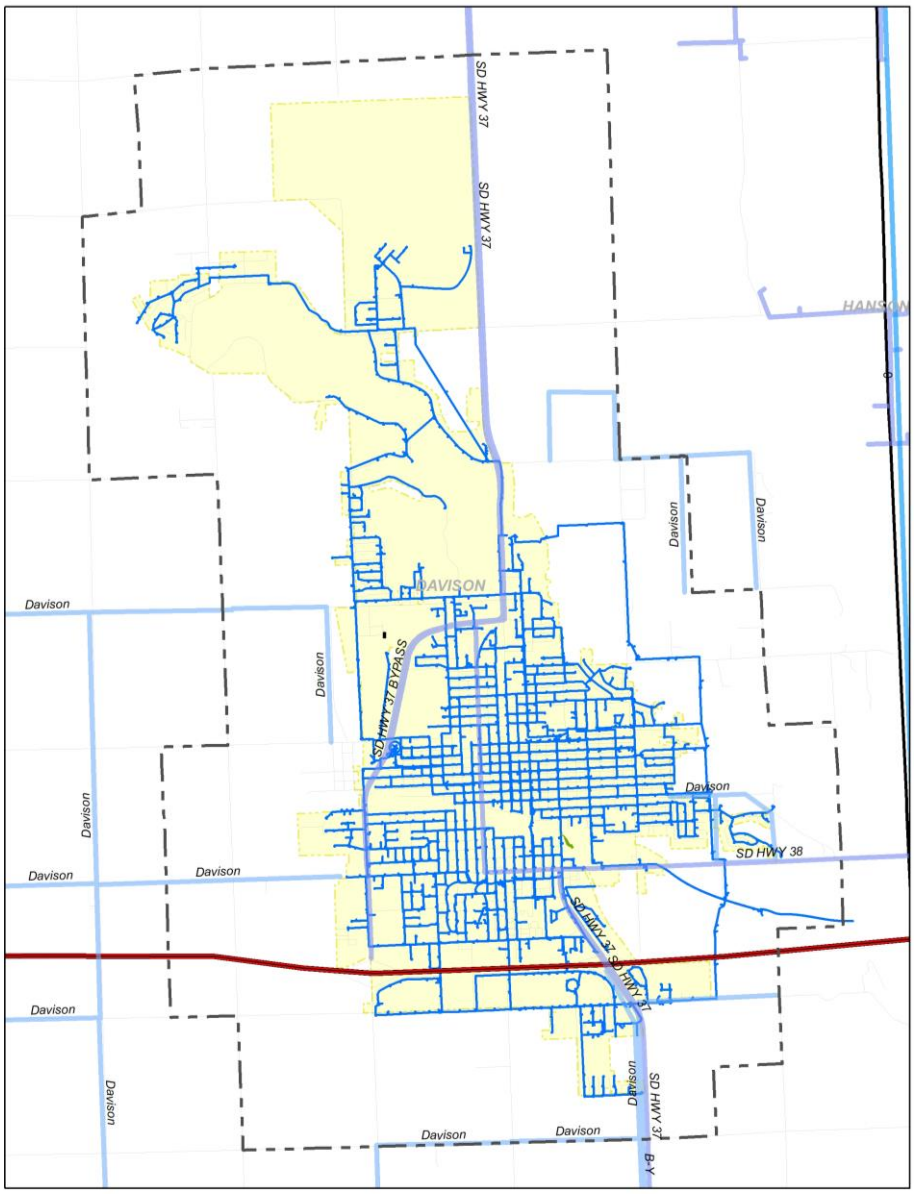


FIGURE 3.9
Mitchell Water Distribution System



Sanitary Sewer

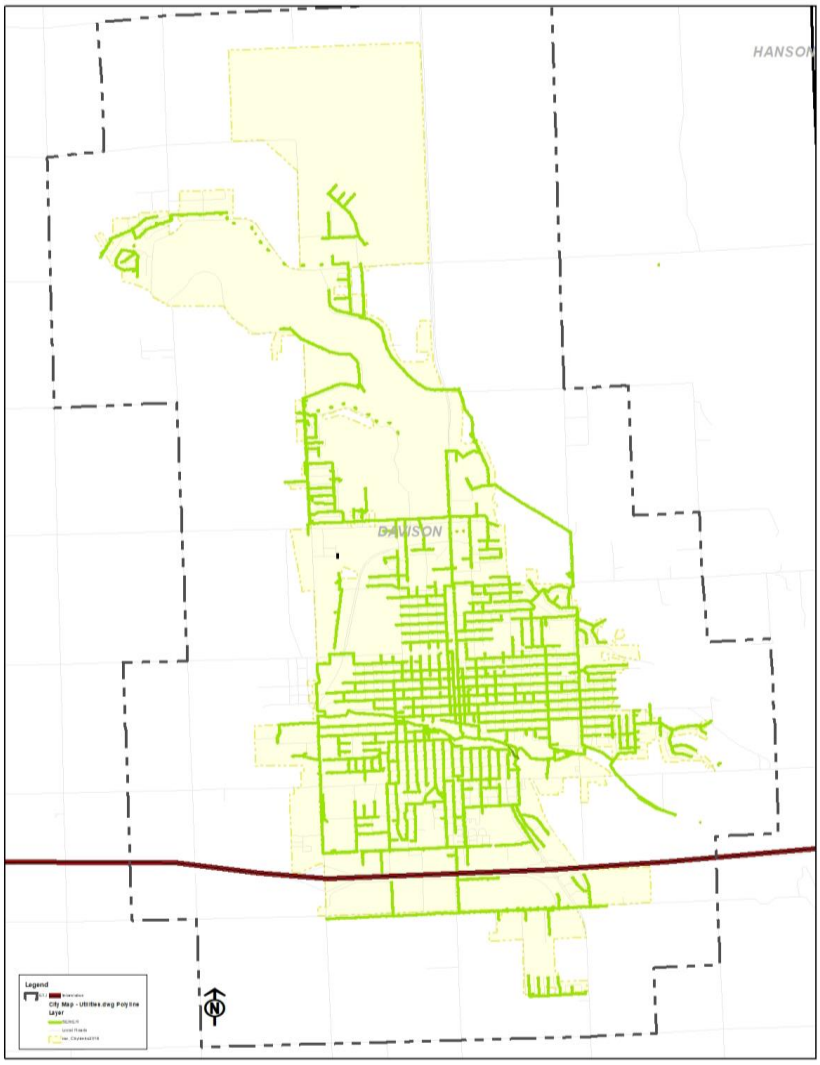
All of the municipalities have wastewater collection and treatment systems. The unincorporated community of Loomis and rural residences utilize individual septic tanks and drainfields. The density of septic systems and their potential for water contamination is an environmental concern. New sub-divisions are expected to add to this problem. Therefore, new developments need to be controlled through siting and development guidelines.

Mitchell Wastewater Treatment Facility

There is very little central sanitary sewer service in the county, other than those systems within municipalities.

The remainder of the County consists of farmsteads, small commercial properties, and rural residential homes of varying types and sizes. This type of scattered development does not make a central sewer system cost effective thus the reliance on septic systems. An exact number of individual septic systems within the County is difficult to calculate yet a reasonable estimate of no less than 95% or 3,016 of the 3,175 homes have individual systems. The impact of these systems upon neighboring properties, environment, and water quality is unknown. The issue is not the number of systems but rather the concentration of many systems within certain areas of the County.

Figure 3.10 Mitchell Sewer System



Solid Waste

Davison County and its respective communities became subject to federal solid waste regulations, under Subtitle D of the Resource Conservation and Recovery Act (P.L. 94-580) as amended on January 1, 1992. These regulations required the closure of "dumps". As a result of "Subtitle D" and the accompanying environmental protection language, the dump or landfill business became extremely regulated and much more costly to operate.

In addition to its traditional garbage collection service, the City of Mitchell initiated a recycling program. City sanitation crews collect recyclables every other week in different areas of the City. Recycling containers are collected on Monday-Tuesday garbage collection days in the first week and Wednesday-Friday collection days in the second week.

The Mitchell Landfill is located about two miles south and east of Mitchell. The facility is permitted for 160 acres of use and it can accept up to 150,000 tons of waste per year. The landfill receives an average of about 30,000 tons of waste per year.

Mitchell Landfill Facility

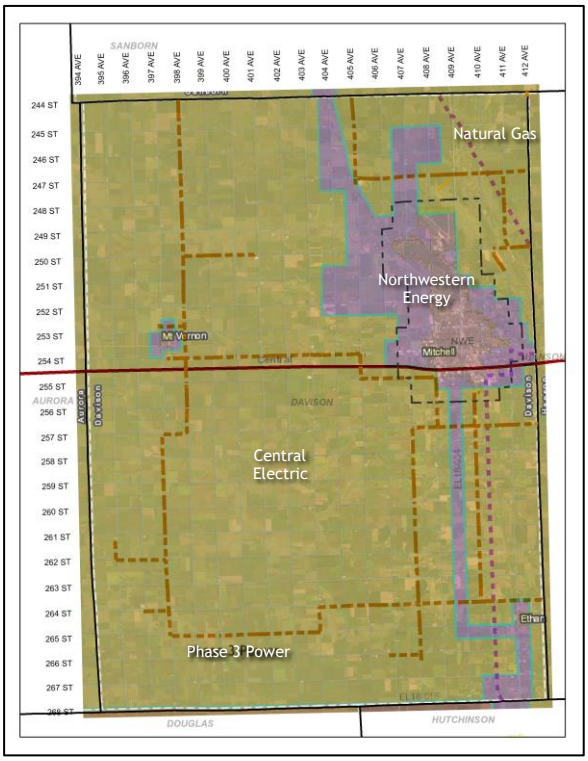
The City also operates a restricted use site near the eastern border of Davison County along Dry Run Creek. Restricted use sites are permitted to accept construction and demolition debris waste materials, furniture, tree branches, yard waste, waste tires and recyclable metals and appliances.
A construction debris site is operated by a private operator along East Havens Avenue near the BNSF rail line. Construction debris sites are permitted to accept concrete, brick, stonework, asphaltic concrete, concrete block, asphaltic or fiberglass shingles, painted or stained wood, attached insulation, pipe, and similar wastes.

The City of Ethan operates a restricted use site 1.5 miles north and one half mile west of town. The City of Mount Vernon operates a restricted use site ¾ mile east of town.

Electrical and Natural Gas Service

Northwestern Energy provides electrical and natural gas service to the City of Mitchell (including the Lake Mitchell area) and the Towns of Ethan and Mount Vernon. The rural areas of Davison County are served by Central Electric.

Figure 3.11 - Electric and Gas Service Providers



Telecommunication Systems

Mitchell Telecom provides telecommunications service in the City of Mitchell. Qwest Corporation, doing business as CenturyLink is an Incumbent Local Exchange Carrier (ILEC) and provides telecommunications services to the areas in around Mitchell. Santel Communications Cooperative of Woonsocket is a Cooperative telephone company and provides services in the remainder of Davison County.

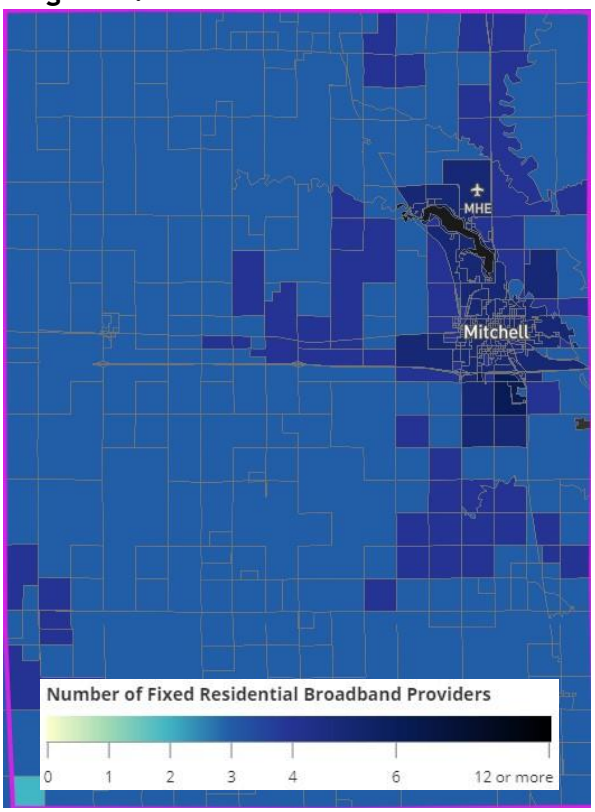
Coverage for cellular and mobile telephone service in Davison County is generally good for 4G networks. 5G service is available along the Interstate and certain corridors in Mitchell. Verizon, AT&T, T-Mobile, Cricket, and Straight Talk, and Sprint all have mobile coverage in the County.

The area of internet service is very similar to long distance service with numerous service providers and the fluctuation of market share and technology. There are two providers of higher speed service via a

cable modem "Midcontinent Communications" and "Mitchell Telecom".

The advent of wireless and broadband services has resulted in a significant shift amongst internet service providers. **Figure 3.12** illustrates the number of fixed broadband providers in Davison County by Census block.

Figure 3.12 – Fixed Broadband Providers



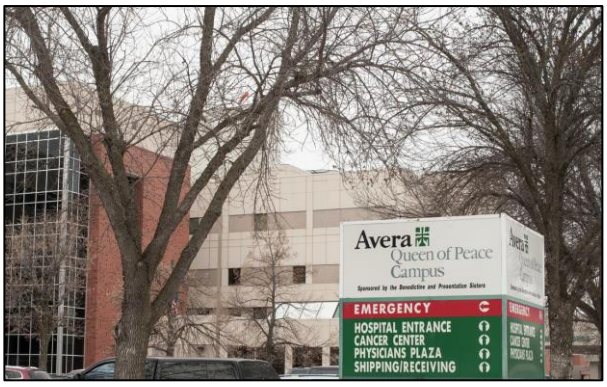
Medical Services

Davison County residents have access to a diverse and comprehensive medical community along with the accompanying support facilities. An attempt to compare the region's medical capacity to similarly sized counties or cities would be difficult, at best due to the current level of services available to the region's residents.

HRSA data shows the current levels of medical service within the County. Personnel data was derived from numerous sources including interviews with individual facilities. Data on both facilities and personnel are detailed below:

Hospitals:

Avera Queen of Peace - 67 Certified Beds
- FTE Physicians: 26.20
- FTE Physician Assistants: 4.00
- FTE Nurse Practitioners: 6.50
- Other FTE Personnel:267.79



Avera Queen of Peace Hospital

Avera Grasslands

Clinics:
Mitchell Clinic, Ltd
Sanford Health Mitchell
Dakota Women's Clinic
Prairie Family Healthcare

Drug and Alcohol Treatment Facilities
Stepping Stones

Long-term Care Nursing Facilities:
Avera Brady Health and Rehab - 84 beds
Firesteel Healthcare Center - 76Beds

Assisted Living Facilities:
Edgewood Prairie Crossings– 37 active beds
Avera Brady Assisted Living– 25 active beds
Countryside Living – 50 active beds
Rosewood Court - 24 active beds
Edgewood Mitchell – 62 active beds

Residential Living Centers
Countryside Living – 60 total beds

Home Health Care Providers:
Avera at Home

Mental Health Treatment Facilities
Dakota Counseling Institute
Lutheran Social Services
Abbott House – 45 total beds

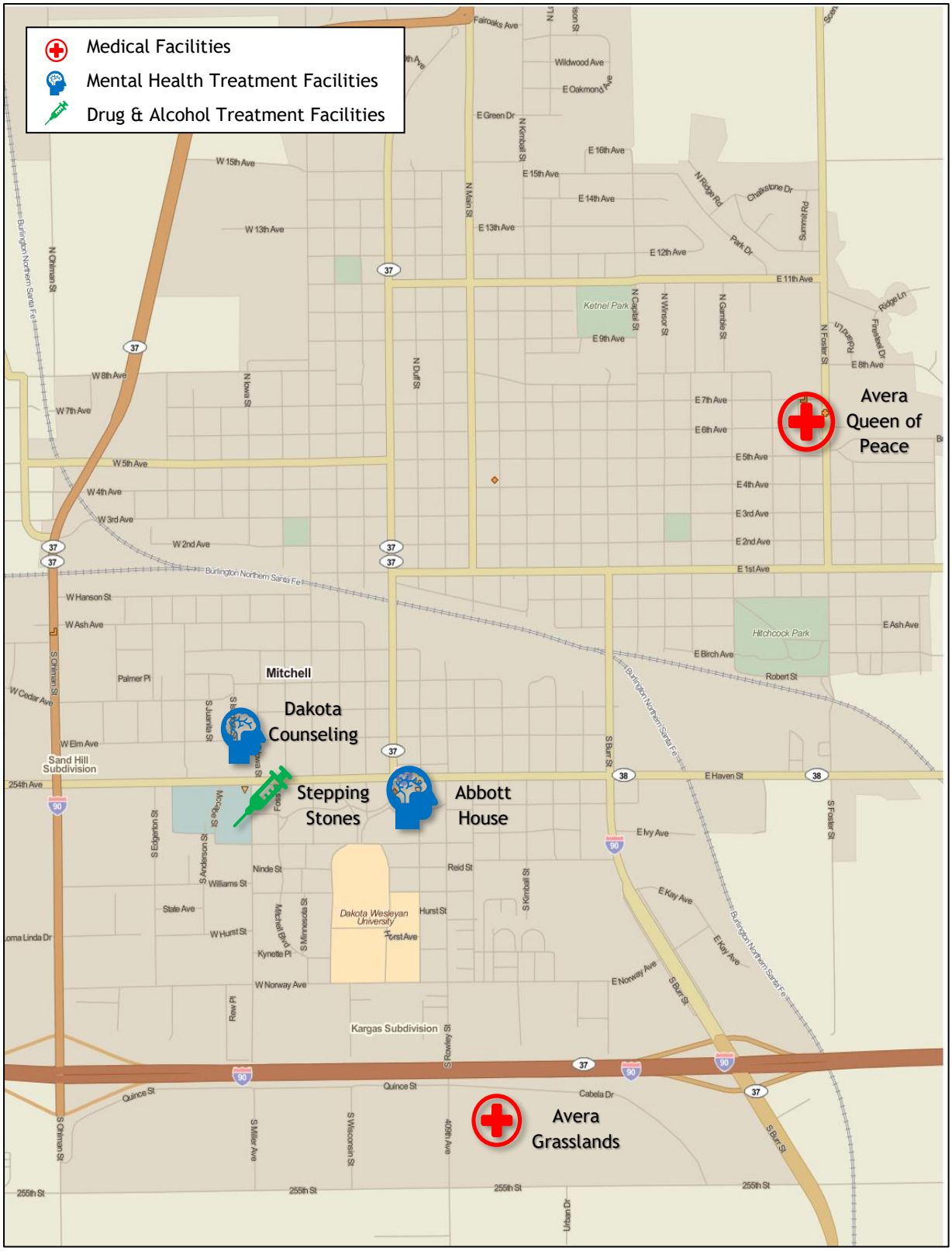
Abbott House

The various health and longer term care providers identified above include what may be described as primary caregivers versus non-primary or secondary. The County is also home to numerous dentists, chiropractors, physical and occupational therapists, optometrists, physician assistants, nurse practitioners, psychologists, counselors, and various alternative medicine providers.

These professionals are in addition to the extensive pool of medical support staff employed within the County. The importance of medical care to the community and region extends beyond health care. Economic development and housing opportunities are linked to both the quality and variety of medical service. Business investment and retirement decisions are based, in part, on medical resources.

Figure 3.13 on the following page depicts the location of key medical facilities in Mitchell.

Figure 3.13
Major Medical Facilities & Services



Emergency Services

The Mitchell Regional 911 Center is a public safety answering point serving as the community's first-line of contact with the public safety authorities of the City of Mitchell, Davison, Aurora, Brule, Hanson, Hutchinson and McCook Counties. The communications system serves a population of over 45,000 people and is designed to cover nearly 3,900 square miles, 125 miles of which is the I-90 corridor.

Law Enforcement:

There are two local law enforcement agencies operating within the County; the Davison County Sheriff's Office and the City of Mitchell Police Department.

Davison County Law Enforcement Vehicle

Davison County Public Safety Center

The Davison County Public Safety Center is located in Mitchell and includes the County Jail, the States Attorney's Office, and the Sheriff's Office. The Davison County Sheriff's Office fulfills law enforcement duties for the rural areas of the County and the Towns of Ethan, Loomis, and Mount Vernon.

The City of Mitchell's Police Department includes two divisions: The Police Division, and the Emergency Response Unit.

City of Mitchell Police Vehicle

Ambulance Services:

Ambulance services are dispatched from Mitchell. Avera Queen of Peace Hospital in Mitchell contains 67 beds and serves Mitchell and the surrounding area.

Mitchell Regional Ambulance Service:

- 4 Ambulances
- 4 medical units staffed 24 hours
- 900 square mile coverage area
- 15 paramedics providing advanced life support ambulance service

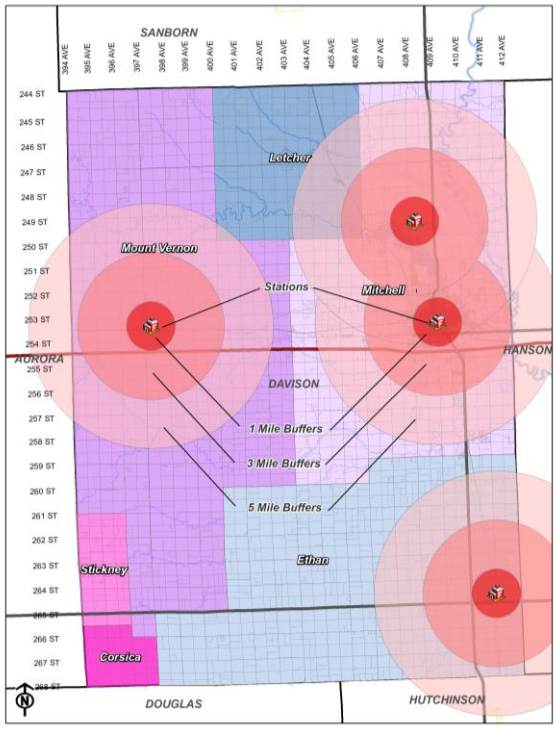
City of Mitchell Fire & Rescue Vehicle

Fire Protection:

Davison County is served by three different fire departments including the Mitchell Fire Department, the Ethan Fire Department, and the Mount Vernon Fire Department. A map illustrating each entity's service area as well as response times is shown in **Figure 3.14.**

There is an array of fire department formats within Davison County including districts with taxing authority with the remainder operating as city departments. Rural service is funded through either taxes or associations with volunteer memberships. All fire agencies within the county are staffed by volunteers. Mitchell employs 24 full time and 3 part time employees.

FIGURE 3.14
Fire Districts



The Mitchell Fire Department has a fleet of apparatus to assist its emergency service efforts:

- *3 Engines*
- *1 Ladder*
- *1 Hazmat*
- *2 Grass rigs*
- *2 Tankers*
- *1 Rescue boat*
- *2 Support vehicles*

City of Mitchell Fire Truck

Ethan Fire Hall

Mount Vernon Fire & Rescue Vehicle

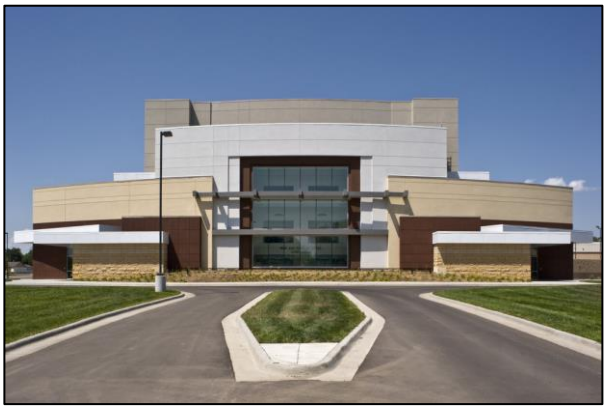
Cultural Amenities

The county's residents are offered a diverse array of cultural amenities and events. There is a very active arts association as well as theatre, dance, and music groups within the County. These entities offer both local shows along with national and international entertainment. Cultural amenities in Davison County include thirty-seven churches, two senior citizens centers, three libraries, and several museums.

The Mitchell Corn Palace is more than the home of the festival or a point of interest for tourists. It is a practical structure adaptable to many purposes. Included among its many uses are industrial exhibits, dances, stage shows, meetings, banquets, proms, graduations arena for Mitchell High School and Dakota Wesleyan University as well as district, regional and state basketball and volleyball tournaments.

Mitchell Corn Palace

The Mitchell Performing Arts Center is a 65,000-sq. ft. performance venue located on the Mitchell High School campus. Building features include a 1,200-seat, 3-tier auditorium, rooms for choral, instrument and performing arts, and a smaller black box theater.



Mitchell Performing Arts Center

At Dakota Discovery on the campus of Dakota Wesleyan University, art and artifacts blend to tell the story of the rich culture of the Great Plains tribal residents and settlers alike.

The Prehistoric Indian Village on the shores of Lake Mitchell is the only active archaeological site in South Dakota that is open to the public. Inside the Thomsen Center Archeodome, summer visitors can watch archaeology students and interns uncover clues about the people who lived here 1,000 years ago.

Thomsen Center Archeodome, Lake Mitchell

After the closing of the Catholic churches in Ethan and Mount Vernon, residents in both communities banded together to purchase the church buildings and convert them into community centers. Both include ample meeting space and kitchen facilities. Ethan's community center includes a fitness center in the lower level. Mount Vernon's center includes an area museum.

Ethan Community Center

Mount Vernon Community Center

Mount Vernon Community Center

Recreational Amenities

The Mitchell Parks and Recreation Department consists of 7 Recreation Facilities, Lake Mitchell Campground, 14 City Parks, and 29 Lakeside Parks/Access areas. These areas consist of 577 acres of parks and 693 acres of surface water in Lake Mitchell.

Mitchell Aquatic Center at Hitchcock Park

The City of Mitchell has 8.5 miles of paved bike trails and 8.2 miles of unpaved bike trails within the city. In addition, the city has 13 miles of hiking and biking trails around Lake Mitchell.

Lake Mitchell

Cadwell Park, Mitchell

Ethan has a multipurpose park that includes a softball field, basketball courts, a court for net sports, a playground, and a paved walking path encircling the property.

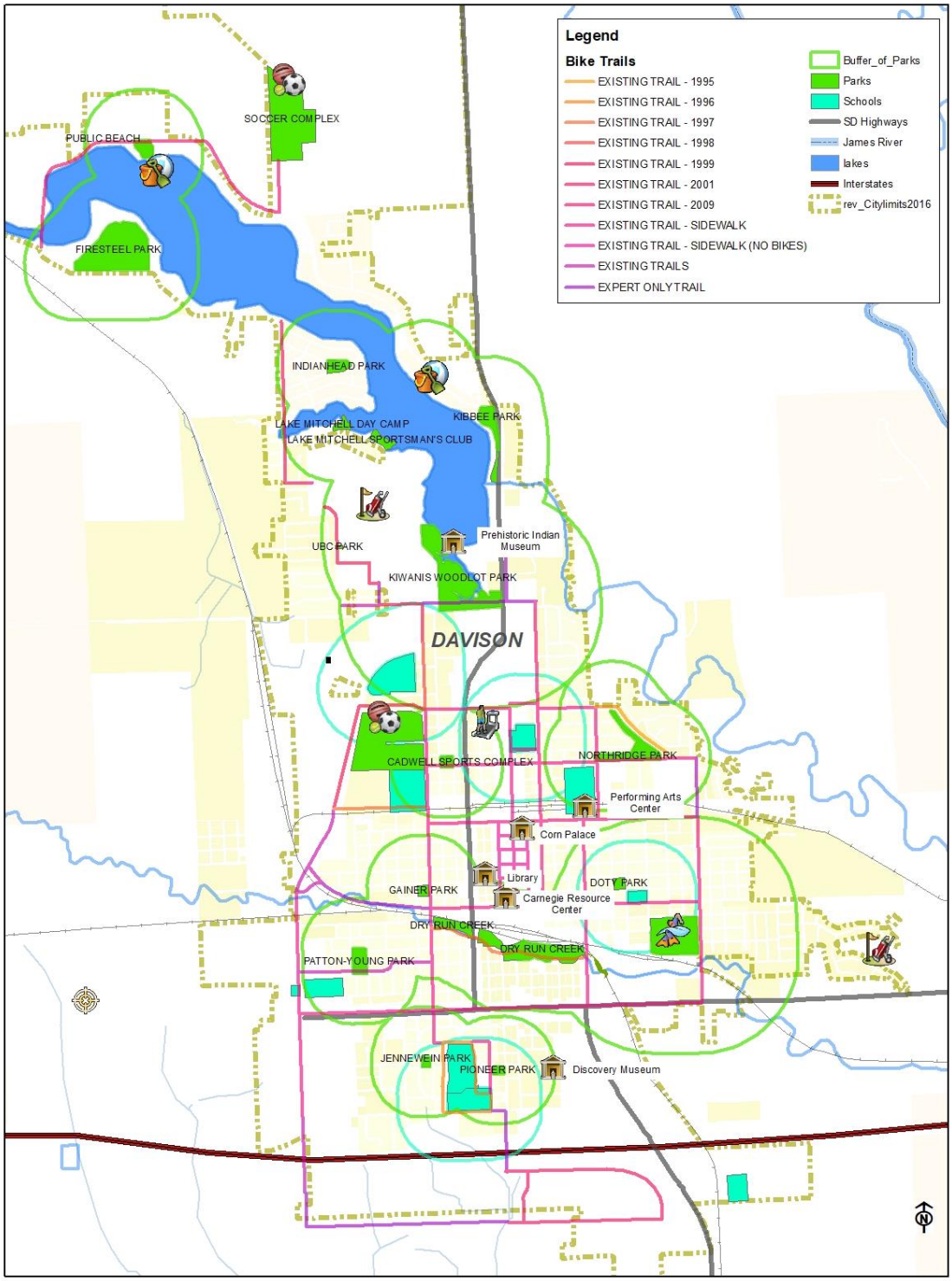
Playground in Ethan Ball Park

Mount Vernon features a park that includes a baseball field, a softball field, and a playground.

Playground in Mount Vernon Ball Park

Figure 3.15 illustrates the recreational and cultural amenities located in Mitchell.

FIGURE 3.15
Parks, Recreation, and Cultural Amenities



Parks and Recreation Planning

The City of Mitchell Parks, Recreation & Forestry retained Confluence, a landscape architecture firm, to develop a Parks and Recreation Master Plan in 2017 as part of its commitment to providing high quality parks and recreation programs and amenities to the community. The goal of the plan is to guide the Department's investment in parks, programs, and facilities that will serve as a community roadmap to ensure that parks remain a vital community resource, now and into the future.

This inventory and assessment considers the capacity of each amenity found within the system as well as the functionality, accessibility, condition, comfort, and convenience of each. Each amenity within the system is classified according to its key attributes. These classifications consider size, population served, length of stay, and amenity or service types. Classifications are assigned a corresponding level of service standard. These standards are informed by national best practice, regional practices and trends, and tailored to the local community support and desires.

A **neighborhood park** should be three to 10 acres; however, some Neighborhood Parks are determined by use and facilities offered and not by size alone. The service radius for a neighborhood park is one half mile or six blocks. Neighborhood Parks should have safe pedestrian access for surrounding residents; parking may or may not be included but if included accounts for less than ten cars and provides for ADA access. Neighborhood parks serve the recreational and social focus of the adjoining neighborhoods and contribute to a distinct neighborhood identity. Mitchell has eight parks that are classified as neighborhood parks: Doty Park, Gainer Park, Jennewein Park, Kibbee Park, Lions Point Park, Monroe Park, Northridge Park, and Pioneer Park.

Community Parks are generally larger in scale than neighborhood parks, but smaller than regional parks and are designed typically for residents who live within a three mile radius. When possible, the park may be developed adjacent to a school. Community Parks provide recreational opportunities for the entire family and often contain facilities for specific recreational purposes. Mitchell currently has nine parks that are classified as Community Parks: Camp Arroya, Day Camp, Dry Run Creek Park, Hitchcock Park, Kiwanis Woodlot Park, Patton Young Park, Public Beach, Sandy Beach, and Sportsman's Club.

A **regional park** serves a large area of several communities, residents within a town, city or county, or across multiple counties. Depending on activities within a regional park, users may travel as many as 60 miles for a visit. A common size for a regional park is 100 to 1,000 acres but some parks can be 2,000 to 5,000 acres in size. A regional park focuses on activities and natural features not included in most types of parks and often based on a specific scenic or recreational opportunity. Currently, Mitchell has just one park that is classified as a Regional Park: Lake Mitchell Campground.

Sports complexes at Community Parks, Regional Parks, and stand-alone Sports Complexes are developed to provide four to 16 fields or courts in one setting. A sports complex may also support extreme sports facilities, such as BMX and skateboarding. Sports Complexes can be single focused or multi-focused and can include indoor or outdoor facilities to serve the needs of both youth and adults. There are currently two Sports Complexes in Mitchell, both of which are of have the number of fields and level of quality usually found in a much larger city. These are: Cadwell Sports Complex and Pepsi Soccer Complex.

Overall, the City of Mitchell Parks, Recreation, & Forestry Department provides a higher than typical level of service to its residents that the national and regional standard.

In terms of total park acreage, current levels are adequate. However, within that total acreage, more acreage dedicated to Neighborhood Parks is needed (4 acres) and Community Parks (4 acres). With some additional acreage dedicated to Special Use Facilities, and Nature Areas (1 acre each). This can be accomplished through working with the land already in place. By 2021, these same areas will need slightly more acreage, and additional lakeside access or greenspace will also be needed to meet the standards (3 acres). A summary of parks and recreation needs is shown in **Table 3.4.**

In general, the upper Midwest region tends to have trail mileage that is higher than the national average. Trail mileage is separated into paved and unpaved trails, and each can have slightly different uses. Currently, the City falls slightly short of the standard, with three additional miles of paved trail needed, and one additional mile of unpaved trails. Current projects underway may bring Mitchell up to the standard.

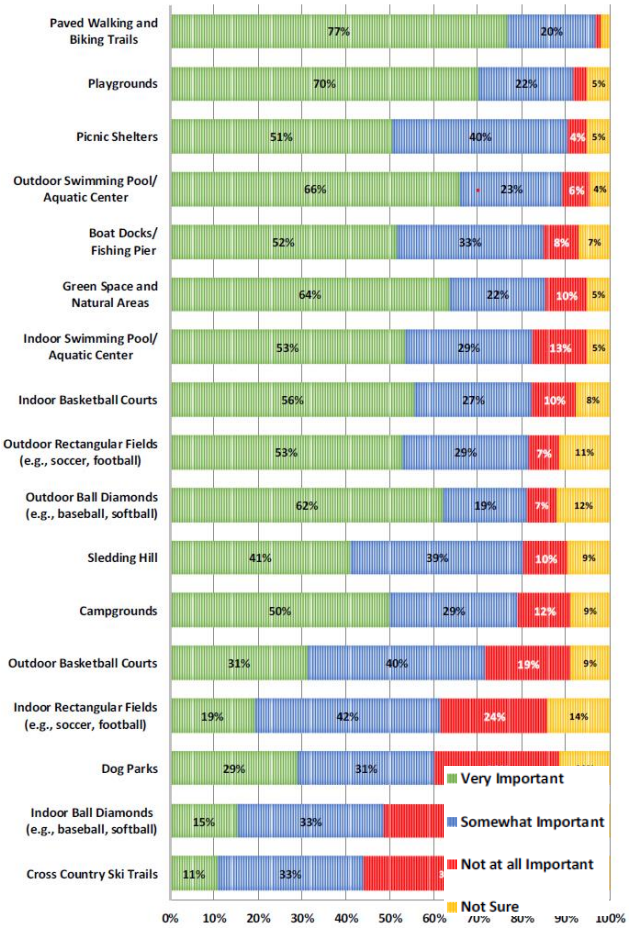
As noted previously, the City of Mitchell generally has outstanding outdoor facilities, and indeed has triple the number of ball fields needed, and double the number of rectangular fields. The only current and future areas for improvement here include the addition of a splash pad and 2-4 basketball courts.

The current indoor recreation center, rental, and arena spaces meet the standard for current and near future needs of the City of Mitchell. However, as noted in the assessments, improvements are needed to update and improve the quality of the current recreation center space.

Table 3.4, Parks and Recreational Facilities Analysis

Facility Type	Current		Recommended Service Level Standards			2040 Facility Needs		
	Value	Unit				Meets Standard/ Need Exists	Additional Needed	
Parkland								
Neighborhood Parks	31.55	acres	2.25	acres per	1,000	**Need Exists**	**6.0**	**acres**
Community Parks	139.50	acres	9.00	acres per	1,000	**Need Exists**	**10.6**	**acres**
Sports Complex	151.00	acres	9.00	acres per	1,000	Meets Standard	NA	acres
Special Use Facilities	14.50	acres	1.00	acres per	1,000	**Need Exists**	**2.2**	**acres**
Natural Areas	58.80	acres	3.75	acres per	1,000	**Need Exists**	**3.7**	**acres**
Lakeside Access Areas and Greenspace	85.15	acres	5.50	acres per	1,000	**Need Exists**	**6.6**	**acres**
Total Park Acres	480.50	acres	30.5	acres per	1,000	**Need Exists**	**29.1**	**acres**
Trails								
Paved Trails	8.50	miles	0.75	miles per	1,000	**Need Exists**	**4.0**	**miles**
Unpaved Trails	8.20	miles	0.60	miles per	1,000	**Need Exists**	**1.8**	**miles**
Total Trails	16.7	miles	1.35	miles per	1,000	**Need Exists**	**5.8**	**miles**
Outdoor Facilities								
Picnic Shelter	27.00	sites	1.00	site per	2,000	Meets Standard	NA	sites
Ball Fields	16.00	fields	1.00	field per	3,000	Meets Standard	NA	fields
Multi-Purpose Field (Soccer, Lacrosse, Rugby, Football)	12.00	fields	1.00	field per	3,000	Meets Standard	NA	fields
Basketball Courts	2.00	courts	1.00	court per	4,000	**Need Exists**	**2**	**courts**
Tennis Courts	12.00	courts	1.00	court per	4,000	Meets Standard	NA	courts
Playgrounds	21.00	sites	1.00	site per	2,500	Meets Standard	NA	sites
Dog Parks	1.00	sites	1.00	site per	40,000	Meets Standard	NA	sites
Skate Park	1.00	sites	1.00	site per	40,000	Meets Standard	NA	sites
Sand Volleyball	3.00	sites	1.00	site per	10,000	Meets Standard	NA	sites
Splash Pad	-	sites	1.00	site per	20,000	**Need Exists**	**1**	**sites**
Outdoor/Indoor Pool	2.00	sites	1.00	site per	15,000	Meets Standard	NA	sites
Indoor Facilities								
Indoor Recreation/Gymnasium	34,800.00	sq. ft.	2.00	sq. ft. per	person	Meets Standard	NA	sq. ft.

Figure 3.16



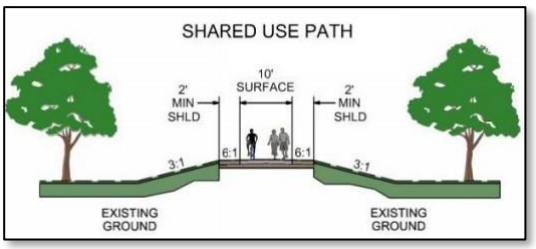
As part of the community involvement process, a consultant and the Mitchell's Parks and Recreation Department conducted an online community opinion survey for a better understanding of the characteristics, preferences, and satisfaction levels of Mitchell's residents in relation to parks and recreation activities.

Figure 3.16 at the left contains a variety of park and recreation amenities. Some are currently found in Mitchell while others could be added. Respondents were asked to indicate how important it is for them to have each amenity in Mitchell.

In combining ratings of *Very Important* and *Somewhat Important*, respondents indicated the highest level of support with *paved walking and biking trails* (97%), *playgrounds* (92%), and *picnic shelters* (91%). The lowest level of support among respondents included *cross country ski trails* (44%), *indoor ball diamonds* (49%), and *dog parks* (60%).

As part of the master planning process for Davison County's transportation infrastructure, opportunities for non-motorized services and paths were evaluated by HDR, Inc. The consultant reviewed existing and planned bicycle connections around the City of Mitchell and continuity with County roadways. Commonly traveled bicycle routes were identified through public participation. The recommended improvements in **Figure 3.17** below shows the balance between the needs of both recreational and non-recreational facility users.

The plan also outlines design standards and guidance for implementing two types of pedestrian and bicycle facilities throughout the County; which include Shared Use Paths and Shoulder Bikeways. Sections of these facilities are shown below.



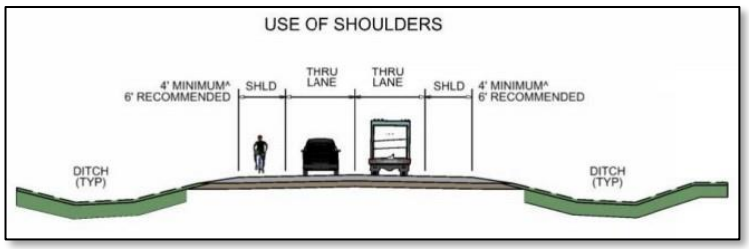
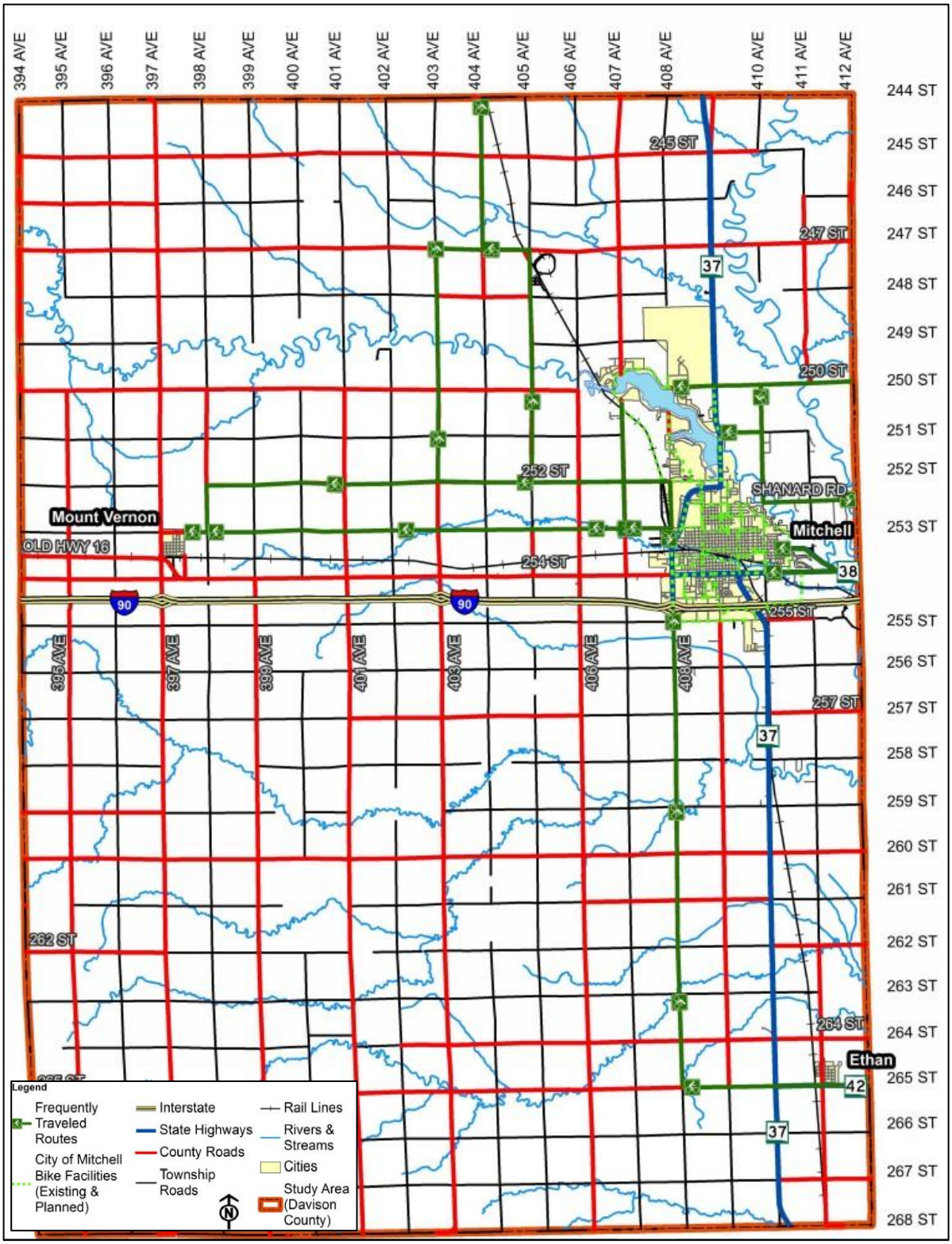


Figure 3.17
Pedestrian and Bicycle Routes



PLANNING CONSIDERATIONS

County Planning Challenges

The following community facility related challenges are expected to be encountered by Davison County over the next 10 years.

- ✓ Continued pressure to increase public services, without raising taxes or fees;
- ✓ Increasing trend toward special purpose taxing entities (example: road districts) which could further complicate service relationships and lower county revenues;
- ✓ Perceived availability of additional rural water service capacity throughout the county, without consideration of specific project areas and cost factors;
- ✓ Establishment of a road plan that considers both financial limitations and county system needs;
- ✓ Identification of alternative sources of support which will enhance public air service;
- ✓ Controlling the location of telecommunication and power generation facilities to minimize negative impacts;
- ✓ Coordinating county-wide law enforcement, ambulance, and disaster response services in a cost effective manner; and
- ✓ Maintaining unique recreational assets, such as Lake Mitchell and its surroundings.

Policy Recommendations

In addressing the challenges, the Davison County Commission should consider the following recommendations.

- ✓ Include the consideration of public facility impacts in evaluating development proposals;
- ✓ Discourage development proposals that would significantly strain or exceed infrastructure capacities;
- ✓ Encourage development proposals that comply with or exceed public facility design standards;
- ✓ Reconsider road construction and maintenance policies and practices with regards to current development situations and future growth expectations;
- ✓ Ensure that public rights of way are protected and represented in development proposals;
- ✓ Seek additional information from utility companies about their energy service plans and system capacities; and
- ✓ Continue to explore multi-jurisdictional approaches in delivering emergency services.

Population Study

CHAPTER 4

The concept of comparison groups was introduced in the first chapter. Certain data will be presented in comparison to similarly sized counties: Beadle, Brookings, Hughes and Yankton. The towns in Davison County and statewide statistics are utilized. The statistics for individual communities within comparison counties may point to different conclusions than the overall county numbers.

Table 4.1 contains the historical growth rate for the comparative group along with Davison County. The 2020 Census data showed Davison County with a population of 19,890 persons. When compared to a population of 16,681 in 1960, the County experienced a 19.24% (3,209) increase in population. This may also be represented as an average annual increase of 53 persons per decade.

TABLE 4.1
Population Data: 1960 - 2020

Area	1960	1970	1980	1990	2000	2010	2020	% Change 1960-2020	Annual Growth
Counties									
Beadle	21,682	20,877	19,195	18,253	17,023	17,398	18,338	-15.42%	-0.28%
Brookings	20,046	22,158	24,332	25,207	28,220	31,965	35,115	75.17%	0.94%
Davison	**16,681**	**17,319**	**17,820**	**17,503**	**18,741**	**19,397**	**19,890**	**19.24%**	**0.29%**
Hughes	12,725	11,632	14,220	14,817	16,481	17,022	17,560	38.00%	0.54%
Yankton	17,551	19,039	18,952	19,252	21,652	22,438	22,746	29.60%	0.43%
Average	*24,883*	*25,910*	*28,253*	*30,220*	*33,938*	*22,826*	22,730	-8.65%	-0.15%
Cities									
Ethan	297	309	351	312	330	282	328	10.44%	0.17%
Mitchell	12,555	13,425	13,916	13,798	14,558	15,166	15,599	24.25%	0.36%
Mount Vernon	379	398	402	368	477	415	500	31.93%	0.46%
Townships									
Badger	252	231	166	170	194	280	23	-90.87%	-3.91%
Baker	247	190	182	171	137	59	34	-86.23%	-3.25%
Beulah	285	341	393	369	420	299	238	-16.49%	-0.30%
Blendon	207	154	123	111	98	177	45	-78.26%	-2.51%
Lisbon	204	168	164	124	168	217	78	-61.76%	-1.59%
Mitchell	639	656	697	759	891	945	1,473	130.52%	1.40%
Mount Vernon	262	217	186	179	182	190	206	-21.37%	-0.40%
Perry	264	243	198	174	271	151	394	49.24%	0.67%
Prosper	298	290	493	500	563	562	524	75.84%	0.95%
Rome	309	353	275	238	234	413	250	-19.09%	-0.35%
Tobin	298	226	173	157	147	162	123	-58.72%	-1.46%
Union	185	118	101	73	71	79	75	-59.46%	-1.49%
State									
South Dakota	680,514	666,257	690,768	696,004	754,844	814,180	879,336	29.22%	0.43%

Sources: Census of Population, 1960-2020

Figure 4.1; County Population Change, 1960-2020

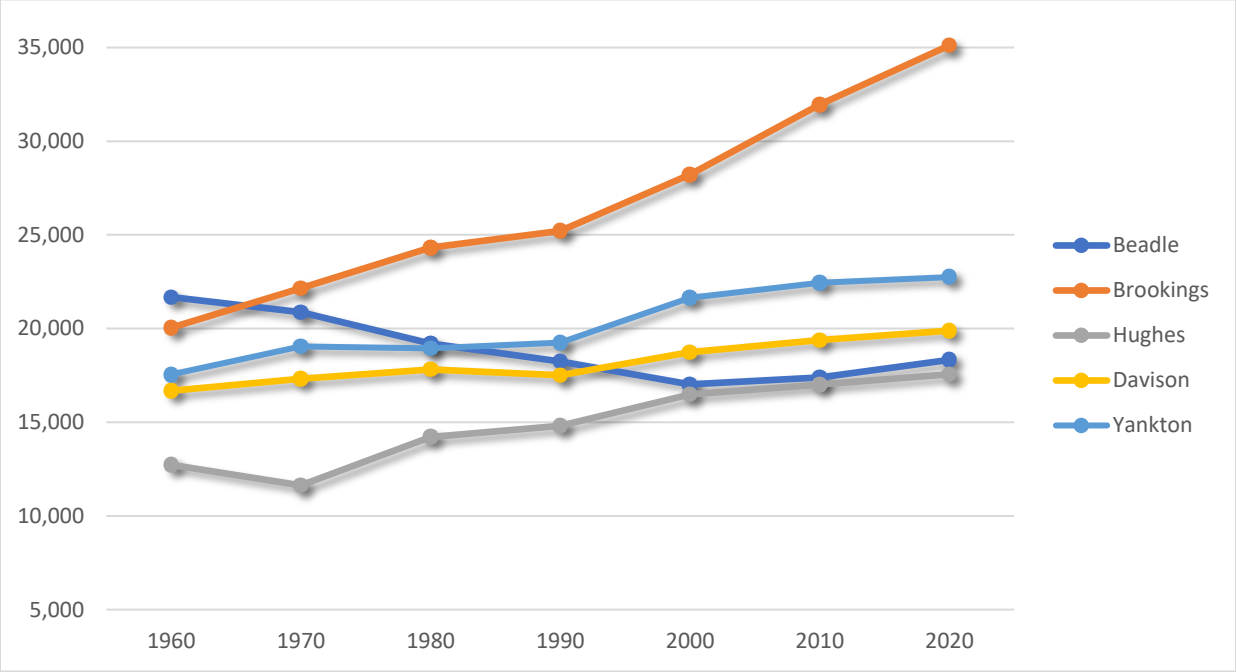


Figure 4.2; Davison County Townships, Population Change 1960-2020

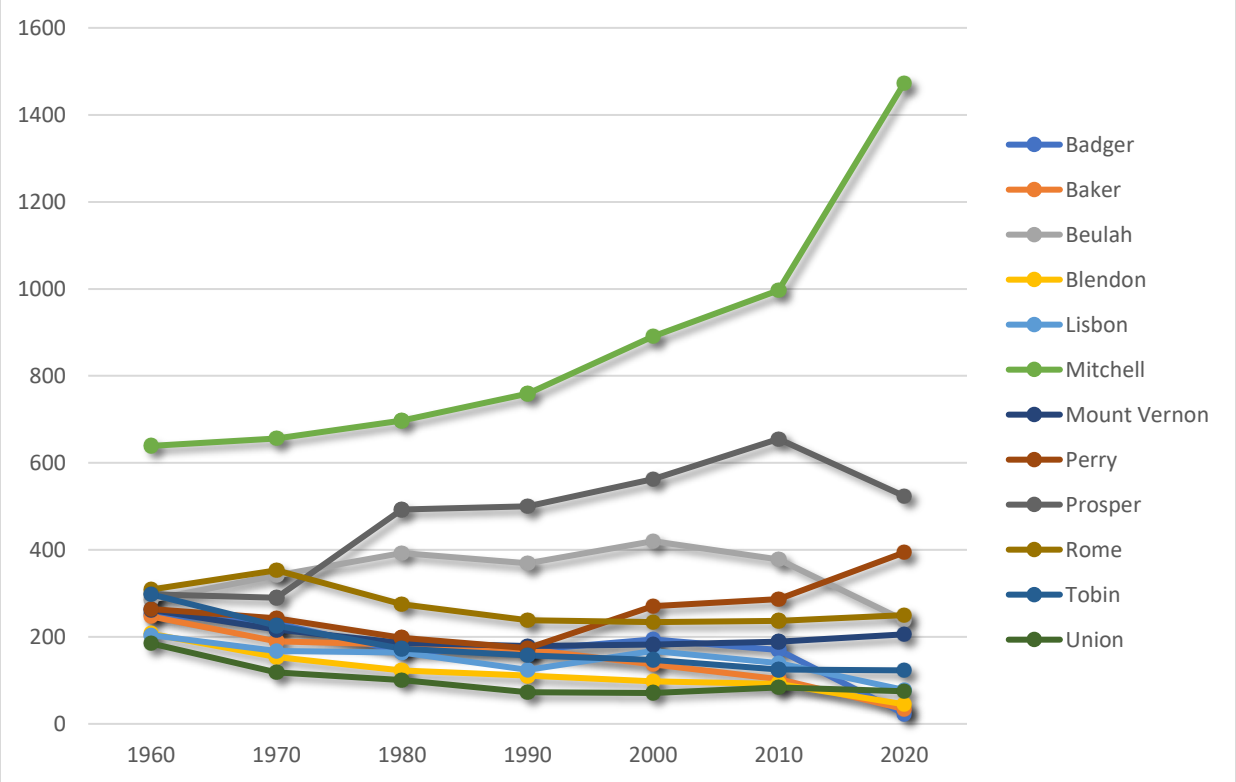
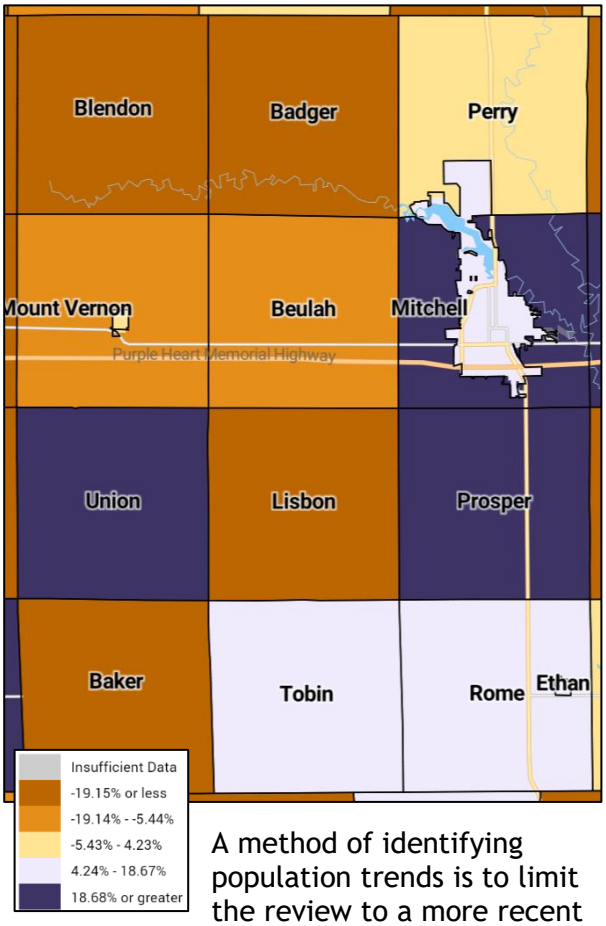


Figure 4.3; Percent Change, 2000-2020



A method of identifying population trends is to limit the review to a more recent time frame while still including the cyclical nature of economics, weather, and historical events. A narrower time frame including the aforementioned factors is presented in. This data set provides an overview of county populations within a 20-year period from 2000 to 2020, with calculations as to 10-year population changes and growth percentages.

When comparing the percentage of growth within Davison County and across differing time periods an accurate perspective may be established through division of the growth percentage by the number of years within the defined period; thereby calculating the annual growth rate.

In summarizing the data within **Table 4.1** and **Figures 4.1 and 4.2,** the following total and annual growth rates were calculated:

- **Long term growth rate (60 year): 1960 - 2020**
  - 19.24% or 3,209 persons.
  - Annual growth: 0.29%
- **Medium term growth rate (20 year): 2000 - 2020**
  - 6.1% or 1,149 persons.
  - Annual growth: 0.298%
- **Short term growth rate: 2010 - 2020**
  - 2.54% or 493 persons total
  - Annual growth: 0.251%

Whereas the sixty year population trend within Davison County revealed an annual growth rate of 0.29%, a review of the same data for a twenty year period (2000-2020) saw a slightly lower growth rate of 0.298% annually. The trend toward a slower rate is supported by the most recent decade, which had a yearly increase of 0.251%.

Figure 4.3 provides a graphic review of population change in the townships of Davison County since 2000. Townships such as Prosper and Mitchell have grown by 30% over the last 20 years. It is evident that the rural areas around the City of Mitchell have grown significantly since 2000. These areas warrant consideration in future land use planning in the County.

The term population encompasses numerous, divisions, groups, etc. One of these divisions is race. In comparing the racial data within the control group, there are very subtle differences between counties. The data provides a picture of the racial diversity or lack thereof in certain areas of the State. The minority population within Davison County is less than the average of the comparison counties. The racial demographics of a county are dependent on multiple factors. Racial diversity within South Dakota is defined by the location of a county in relation to a reservation, major educational institution, government facility, or larger overall population base. **Table 4.2** presents the population by race for Davison County and its comparable counties.

TABLE 4.2
Specified Racial Population Data, 2020

Entity	White	Black	American Indian	Asian	Native Hawaiian	Some Other Race	Two or more races	*Hispanic or Latino*
Beadle	14,567	220	757	1,027	164	1,229	374	1,956
Brookings	32,210	428	448	1,107	0	213	709	1,199
Davison	18,422	269	352	243	0	208	396	655
Hughes	14,687	10	2,044	4	0	9	806	591
Yankton	20,689	348	742	34	0	118	815	1,135
South Dakota	735,228	18,836	74,975	12,413	544	7,320	30,020	36,088

Source: US Census, 2020

Population by Age

While general population data is useful in addressing general issues facing the County, it is necessary to group the county's residents into smaller divisions in order to evaluate service needs. The previous tables show that Davison County is growing but additional questions remain such as how, why, and where.

An area of concern in South Dakota is the loss of youth, coupled with an increasing average age of residents. This trend is not a new issue, but one that affects some regions at a much greater rate than others. There are many reasons for these concerns including labor force, stability, services, and dependency to name a few. **Tables 4.3** and **4.4** contain a fifty-year trend of youth and aged populations.

Data as presented in percentile form provides a method of comparison between different entities. A review of the population data presented in **Table 4.3** shows that in the year 2020 Davison County's population included 23.1% persons age 18 and younger versus 24.5% for the state. Application of the same methodology for the age 65 and older group shows Davison County with 18.0% and the state with 16.1%.

TABLE 4.3
Youth Population - Age 18 or Younger - 1970 - 2020

Entity	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2019	% Change 1970-2019
Beadle	7,252	5,251	4,901	4,199	4,614	4,945	-2,307	-31.81%
Brookings	6,247	5,591	5,753	5,860	8,809	7,271	811	12.98%
Davison	5,956	4,990	4,827	4,753	5,252	4,594	-1,541	-25.87%
Mitchell	5,208	3,645	3,595	3,502	3,447	3,420	-1,730	-33.22%
Ethan	44	113	104	99	94	92	63	143.18%
Mount Vernon	93	112	107	152	139	124	50	53.76%
Hughes	4,179	4,535	4,424	4,583	4,037	4,215	-77	-1.84%
Yankton	6,195	5,251	5,103	5,567	5,508	4,813	-1,383	-22.32%
South Dakota	241,175	205,606	198,973	202,649	226,740	215,747	-27,067	-11.22%

Source: US Census, 2020 ACS

The potential impacts of an aging population are shown through the decrease in population for persons under the age of 18 in four of the five counties within the control group for the period of 1970-2020. The recent trend in Davison County had been promising when compared to the control group and state figures. In the previous decades, 1990-2010, the youth population of Davison County increased by 8.8% versus 14.0% for the state as a whole. However, the population under 18 years of age decreased by 12.5% between 2010 and 2020 from 5,252 to 4,594. A 4.8% decrease was observed at the state level.

Ethan and Mount Vernon bucked the County and statewide trend. Ethan's youth population has doubled since 1970 while Mount Vernon's youth population increased by almost 50 percent in the same period.

Data within **Table 4.4** focuses on that segment of the population base age 65 and older. Throughout the past 40 years, the segment of the population age 65 and older has increased in most parts of the state; almost doubling at the state level. The only area that reported a decrease in its senior population is Mount Vernon. In fact, it is an anomaly compared to the rest of the study group; where the City's senior population decreased by over 50% since 1970.

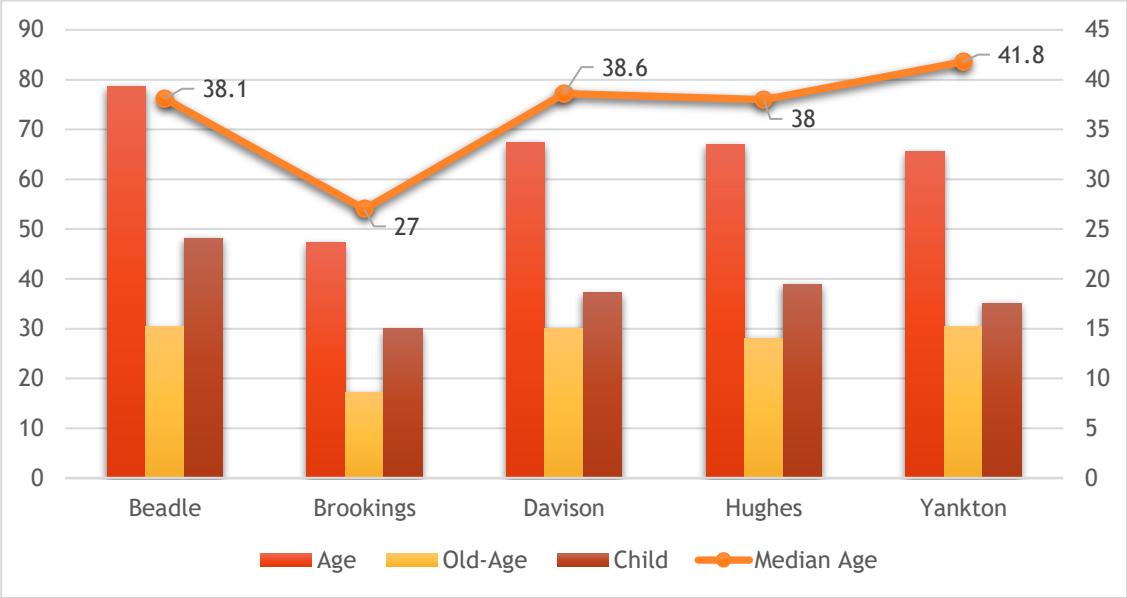
TABLE 4.4
Aged Population - Age 65 or Older - 1970 - 2020

Area name	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Beadle	2,674	2,822	3,315	3,295	3,006	3,124	697	26.07%
Brookings	2,300	2,605	2,973	3,065	3,170	4,051	1,920	83.48%
Davison	2,520	2,764	3,050	3,042	3,301	3,578	1,189	47.18%
Mitchell	2,161	2,379	2,630	2,565	2,775	2,762	976	45.16%
Ethan	44	61	54	44	47	66	6	13.64%
Mount Vernon	93	87	70	61	59	51	-47	-50.54%
Hughes	1,045	1,384	1,763	2,252	2,285	2,960	1,943	185.93%
Yankton	2,482	2,542	2,861	3,164	3,665	4,178	1,830	73.73%
South Dakota	80,274	91,019	102,114	108,131	116,581	141,534	66,557	82.91%

Source: US Census, 2020 ACS

The data within **Figure 4.4** provides the ratios of the youth and aged population compared to the population between the ages of 18 and 64. Dependency ratios help illustrate where a community is leaning in terms of its age group makeup. The age ratio is calculated by adding the number of people under 18 and people over 65 in the population and dividing the total by the number of people between 18 and 64 years of age. The elderly ratio is calculated in the same manner as the age ratio but does not include the population under 18 in the total. The inverse is true for calculating the child ratio. This helps us get a picture of what types of resources may be needed for the community as a whole in the future. If a community's elderly ratio comprises most of the total age ratio, then we can determine that there will be an increased demand for health care, skilled care, and transportation services. A higher child ratio would create a demand for more educational, family, and social services.

Figure 4.4
Age Dependency Ratios



Source: US Census, 2020 ACS

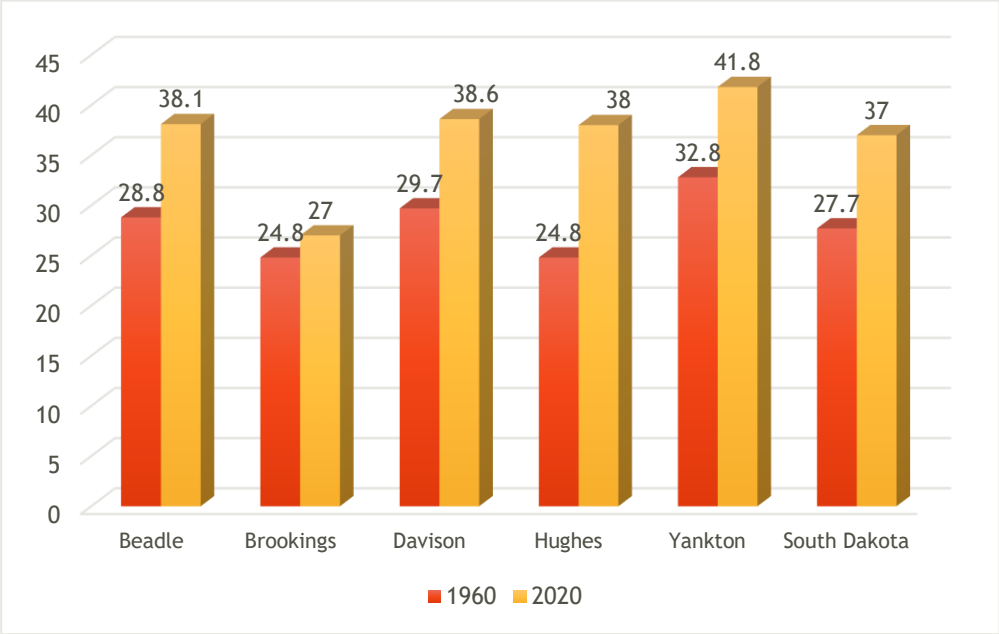
In calculating a mean age for a county, all of the ages reported would be added together and then divided by the number of ages reported. The mean value is not commonly utilized due to the ease in which the final result can be influenced by an abnormality in the reported values. Whereas, a median calculation is more prevalent in calculating items such as age and income since the final result is not as easily compromised by significant variations in the data set being analyzed.

In calculating the median age for Davison County, the total population 19,890 (2020) and their respective ages were divided in half with an equal number of people falling above and below the median age.

The other figure to examine is the increase of the County's median age as shown in **Figure 4.5**. The median age in Davison County has risen from 29.7 years in 1960 to 38.6 years in 2019, an increase of almost 9 years, in 2019. The median age in places where a segment of the population is "captive," like university-based communities, increased by a small amount. Such is the case in Brookings County (South Dakota State University) where the median age increased by only 2.2 years in the 60 year period.

Counties where the economy is primarily based on government, such as Hughes County (State Capitol), generally increase their median age more rapidly. The median age in Hughes County increased by over 13 years between 1960 and 2020.

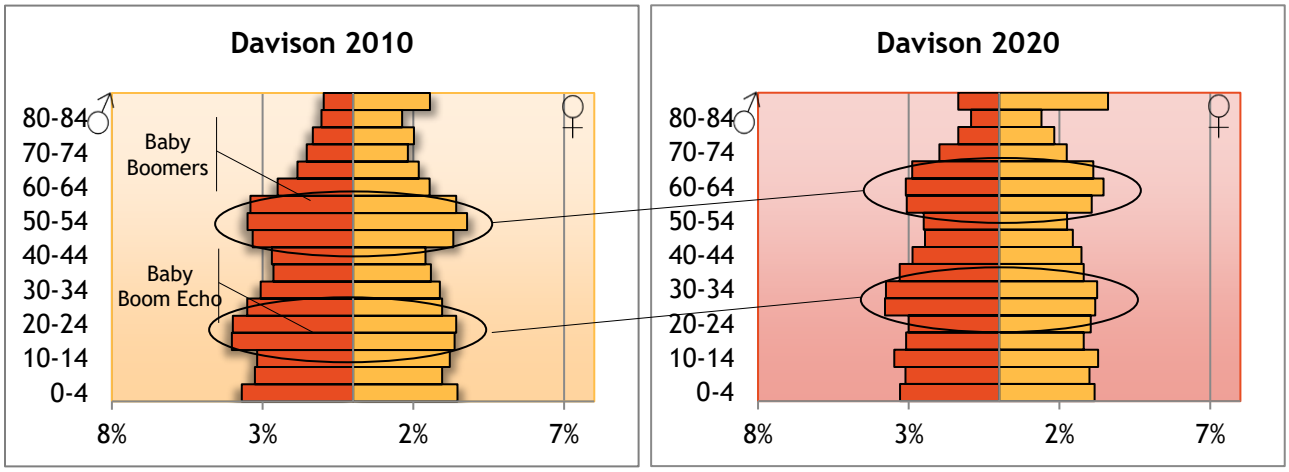
Figure 4.5
Change in Median Age; 1960-2020



Source: US Census, 2020 ACS

One graphic utilized to present population data is a population pyramid. These pyramids offer a quick view of population dispersion through a variation of a traditional bar graph. **Figure 4.6** displays the population pyramids of Davison County for the years 2010 and 2015. Generational "bulges" can be seen in both pyramids. In 2010, the Baby Boom generation is clearly shown between the ages of 45 and 60. In 2015, the bulge of Baby Boom population advances up the pyramid between the ages of 50 and 65.

Figure 4.6
Population Pyramids



Sources: State Data Center South Dakota

The previous section identified and detailed two population bases, those age 18 and younger and persons aged 65 and older. **Table 4.5** complements this information by providing an overview of the entire Davison County population. The information is presented by five-year age cohorts for the thirty-year period of 1990-2020 in Davison County. Calculating the percent change of age cohorts can help leaders determine patterns in growth and plan for future needs such as schools, health care facilities, and skilled care.

Enhancements at Mitchell Technical College and Dakota Wesleyan University have impacted the growth in the "college age" cohort in Davison County. It would be beneficial to understand what is important to this demographic when planning future amenities. The "middle aged" population (ages 55 to 65) has nearly doubled between 1990 and 2020. It is important to know what their plans are for housing, health care, and recreation.

TABLE 4.5
Population by Age, Davison County: 1990 - 2020

Age Cohort	1990	2000	2010	2020	*% Change*
Under 5 years	1,319	1,214	1,280	1,129	*-14.40%*
5 to 9 years	1,404	1,416	1,280	1,235	*-12.04%*
10 to 14 years	1,399	1,243	1,241	1,175	*-16.01%*
15 to 19 years	782	1,649	1,435	1,423	*81.97%*
20 to 24 years	425	1,500	1,474	1,372	*222.82%*
25 to 29 years	1,182	1,079	1,261	1,457	*23.27%*
30 to 34 years	1,190	972	1,086	1,305	*9.66%*
35 to 39 years	1,448	1,425	912	1,153	*-20.37%*
40 to 44 years	1,398	1,318	1,222	1,129	*-19.24%*
45 to 49 years	852	1,179	1,358	1,048	*23.00%*
50 to 54 years	849	1,165	1,455	1,207	*42.17%*
55 to 59 years	716	863	1,416	1,318	*84.08%*
60 to 64 years	699	645	776	1,342	*91.99%*
65 to 69 years	796	803	640	864	*8.54%*
70 to 74 years	1,502	603	756	931	*-38.02%*
75 to 79 years	614	845	698	532	*-13.36%*
80 to 84 years	418	350	466	615	*47.13%*
85 years and over	510	452	659	636	*24.71%*

Source: US Census, 2020 ACS

Population Projections and Trends

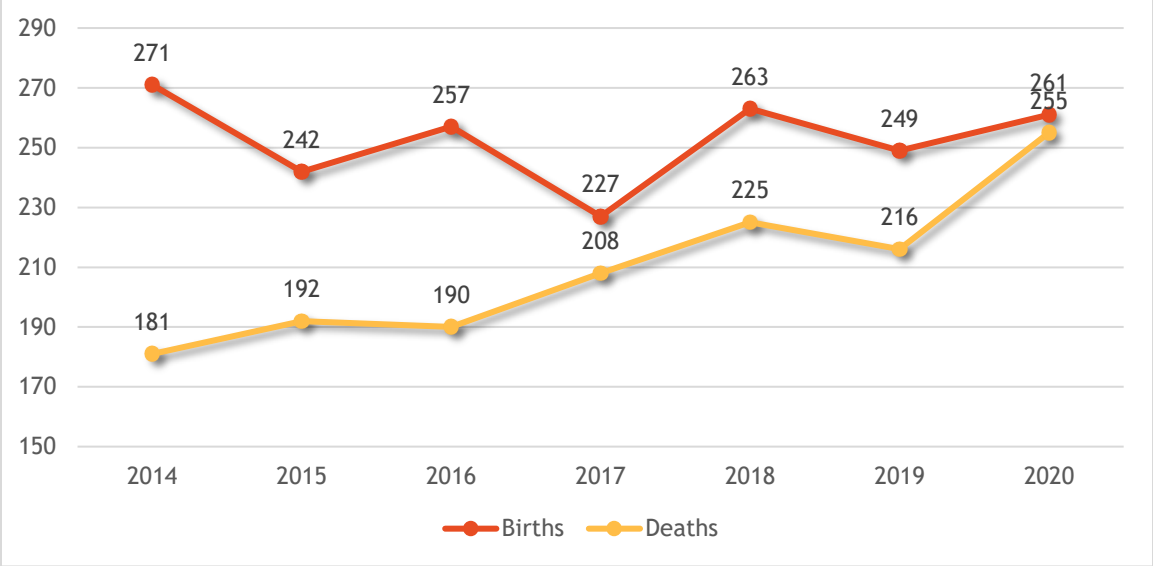
A population base is affected by many variables, one of which is natural progression. **Table 4.6 and Figure 4.7** illustrate the births and deaths over a 4-year period (2017-2020) for Davison County and the comparative counties (including an average natural change). Most of the counties have reported more births than deaths in the four year period. In Davison County, there were 249 births and 210 deaths on average between 1990 and 2019. However, the "gap" between births and deaths seems to have narrowed in the last couple of years.

TABLE 4.6
Vital Statistics by Entity - 2017-2020

	2017		2018		2019		2020	
	Births	Deaths	Births	Deaths	Births	Deaths	Births	Deaths
Beadle	273	197	284	201	284	207	280	218
Brookings	451	193	435	208	410	208	346	253
Davison	227	208	263	225	249	216	261	255
Hughes	221	173	246	173	218	183	207	205
Yankton	269	260	253	265	247	289	268	265

Sources: County Health Rankings, SD Kids Count Data Center

Figure 4.7
Davison County Births & Deaths



Sources: County Health Rankings, SD Kids Count Data Center

Migration Patterns

Table 4.7 and Figure 4.8 present the concept of migration. Natural migration is based solely on the birth and death rates of an area. Actual migration considers natural migration in addition to the movement of persons within the state between other states.

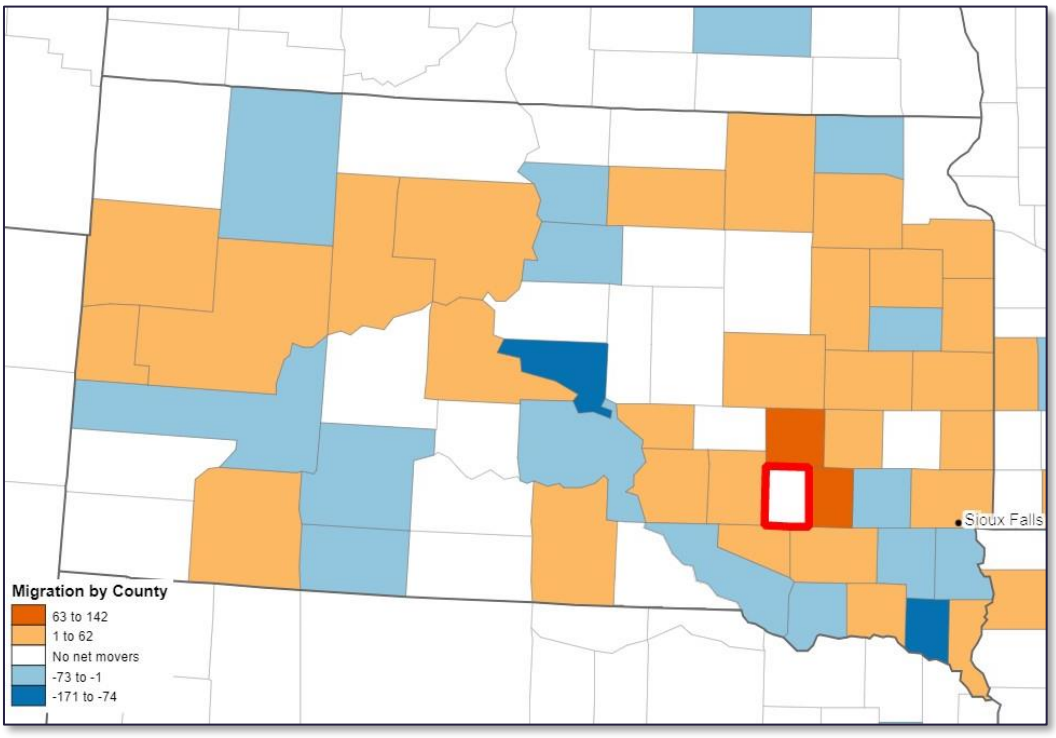
TABLE 4.7 Migration Flows (2014-2018)

Population (1 yr and over):	**19,656**
Movers from a different state:	+ 426
Movers to a different state:	- 380
Movers from a different county, same state:	+ 1,294
Movers to a different county, same state:	- 983
Movers from abroad:	+ 40

Source: Census Flows Mapper

Counties shaded in orange represent a net move **TO** Davison County, while blue-shaded counties show a net move **OUT** of the County. Between 2014 and 2018, Davison County gained the most people from Hanson and Sanborn Counties and lost the most people to Clay and Hughes Counties in the time period.

Figure 4.8; Net Migration, Davison County, 2014-2018



Source: Census Flows Mapper

Population Projections and Trends

The data in **Figures 4.9 and 4.10** estimate the County's population trends for a twenty year period, 2020-2040. During this time the population base within the County is expected to shift in the following areas:

- ✓ General population is projected to increase by 9.3%;
- ✓ "Kids" aged 0-10 years is projected to decrease by over 22%
- ✓ "College" aged 19-24 years is projected to increase by nearly 60%
- ✓ The "Elderly" population over the age of 80 is expected to nearly double.

Figure 4.9

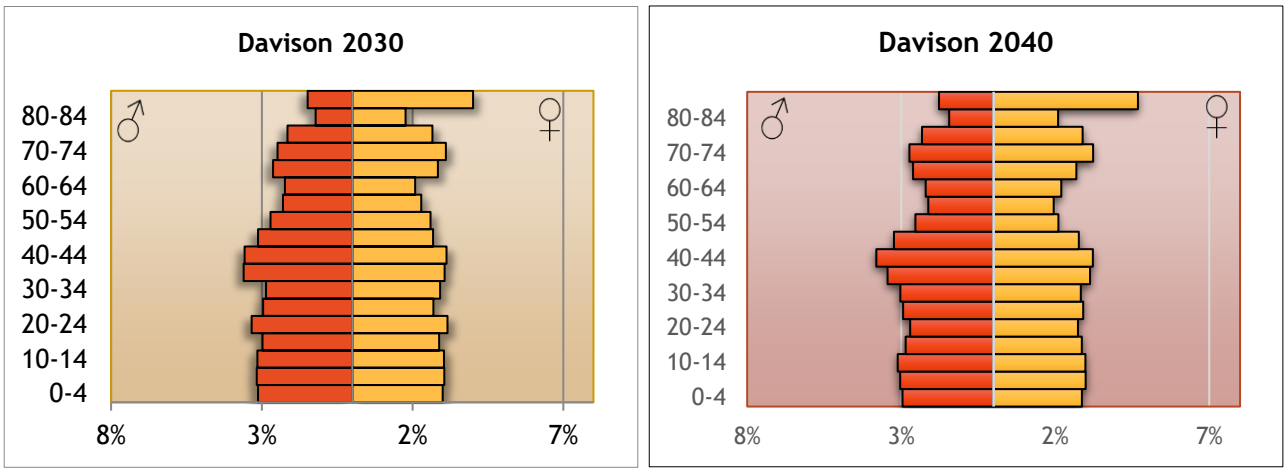


FIGURE 4.10, Population Projections for Davison County Age Groups

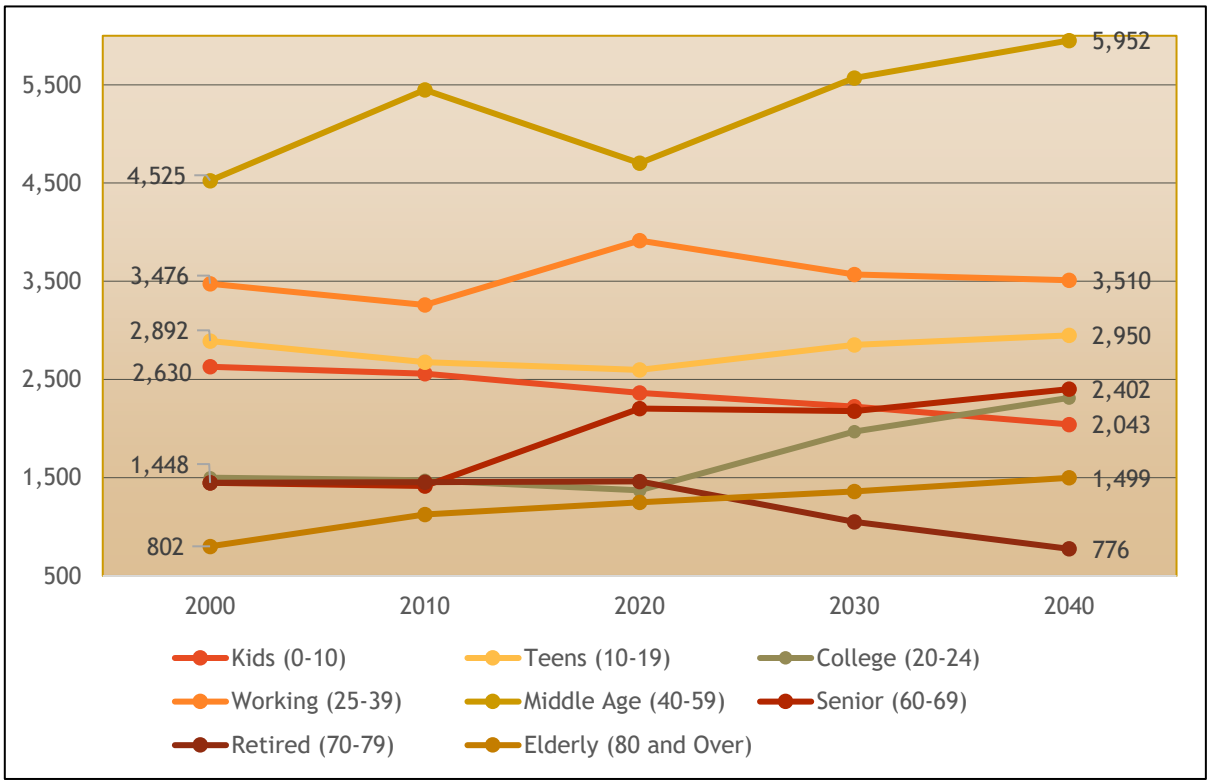


Table 4.8 and Figure 4.11 presents several scenarios for future growth in Davison County. The model used to predict future growth is based on past trends and current conditions but is not perfect. The most realistic scenario for population changes in Davison County is to project an annual population gain of about **0.30%,** which is the observed annual change in the County since 1960.

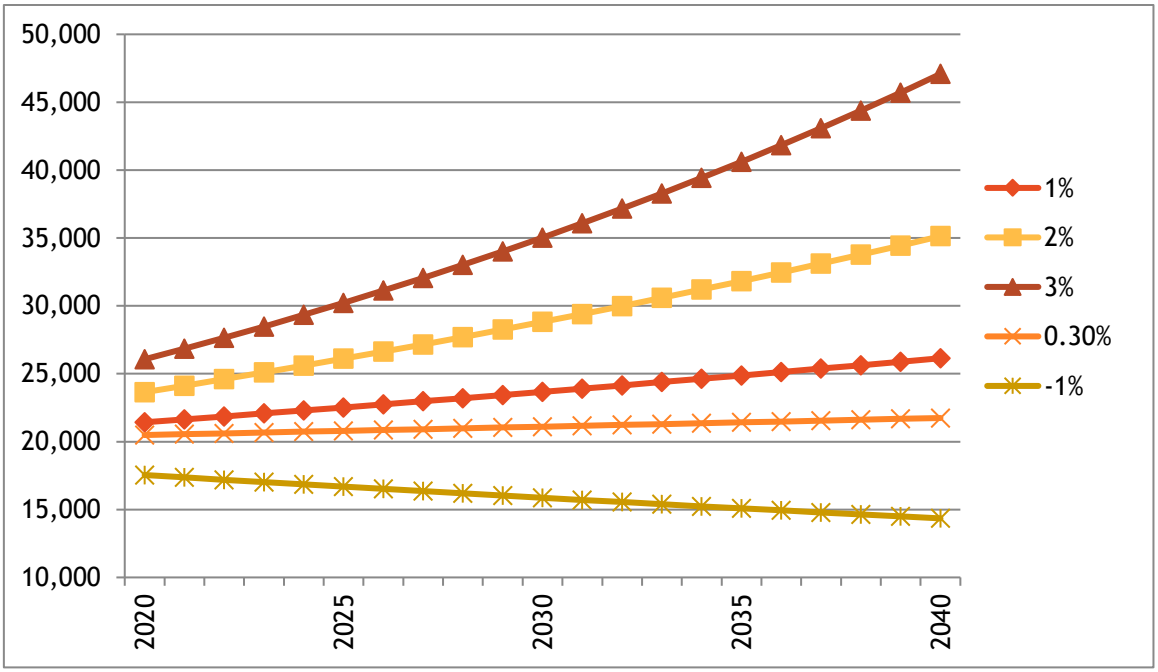
Even though rapid population loss does not appear to be the future picture for Davison County, several scenarios are included in the table which factor a negative rate of growth. However, for the planning period (2021 – 2040), an annual rate of 0.30% can be used. This rate shows that the County would grow from 19,890 residents in 2020 to 21,740 residents by 2040. For land use planning purposes, annual growth rates of 1 and 2 percent are examined for their impact on land use needs and demand for community services. Using the 1% rate, the County is expected to grow to 26,144 residents in 2040. The County will grow significantly larger if the 2% annual growth rate is assumed (35,135 residents by 2040).

TABLE 4.8, Population Projections for Davison County Based on Annual Growth Rates

	Annual Growth Rate						
Year	**1%**	**2%**	**3%**	**0.30%**	**-1%**	**-2%**	**-3%**
2020	21,426	23,645	26,068	**20,488**	**17,542**	**14,451**	**14,304**
2025	22,519	26,106	30,220	**20,794**	**16,683**	**12,410**	**12,283**
2030	23,668	28,823	35,033	**21,105**	**15,865**	**10,657**	**10,548**
2035	24,875	31,823	40,613	**21,420**	**15,087**	**9,151**	**9,058**
2040	26,144	35,135	47,082	**21,740**	**14,348**	**7,859**	**7,778**

Source: Planning & Development District III

Figure 4.11, Davison County Population Projections, 2020-2040



Population growth or loss can be explained by three factors. Comparing births and deaths, migration patterns, and annexation can influence whether a place is gaining or losing population. If there are more births than deaths in the community, the population will grow. A city with a high population of younger adults in their childbearing years will tend to continue to gain population. Also, if more people move into the County than move out, the population will increase. A community that is agressive and building a number of new homes may experience significant in-migration. The new residents may be new to the region, or they may be rural families who are leaving the farm and moving to town. Lastly, if there are a number of housing developments outside the city limits that are annexed in, the population of towns will grow.

PLANNING CONSIDERATIONS

County Planning Challenges or Opportunities

The following social issues are expected to arise over the next 10 years.

- ✓ Continued population growth, especially among higher service "dependent" groups including indigent and low income persons;
- ✓ Continued population growth adjoining or abutting the City of Mitchell;
- ✓ Providing supportive services and infrastructure to rapidly growing small communities; and
- ✓ Continued increases in the region's ethnically diverse population base.

Assumptions

1) Population trends in smaller towns may be altered by one positive or negative event, such as a business expansion or closing.
2) The proximity of several small towns to Mitchell raises their odds of population growth, as bedroom communities.
3) Area workforce demands will influence the growth of minority populations.
4) Distance, cost, and expertise specialties are significant variables in personal decisions associated with social and medical services.

Policy Options

Davison County's responses to the issues could consider the following.

1) Encourage development proposals that build upon or complement education, health care, or social services;
2) Explore new partnerships and regional cooperation in supporting social services such as the 211 resource;
3) Consider accessibility and workforce factors in evaluating development proposals; and
4) Recognize the importance of recreation amenities in retaining and attracting young professionals and other employees.

Housing

CHAPTER 5

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

The condition of housing may be evaluated by several factors, including type, age, quality, and affordability. Davison County contains a wide range of housing units.

Table 5.1 provides the vacancy rate and ownership data of all housing units within the county. The numbers show Davison County with a fairly low vacancy rate of 9.4% compared to South Dakota.

The table displays a pattern of slight increases in housing vacancies since 2010 in Mitchell and Davison County and a dramatic reduction in vacancies in Ethan and Mount Vernon.

TABLE 5.1
Housing Units and Vacancy- 2010-2020

	Year	Total housing units	Occupied	Vacant	Percent Vacant	Homeowner vacancy rate	Rental vacancy rate
Beadle	2010	8,288	7,205	1,083	13.10%	0.9	3.6
	2020	8,544	7,684	860	10.10%	1.6	5
Brookings	2010	12,782	11,405	1,377	10.80%	1	6.4
	2020	14,756	13,364	1,392	9.40%	0.4	5
Davison	2010	8,792	8,086	706	8.00%	1	6.2
	2020	9,550	8,651	899	9.40%	1	13.6
Ethan	2010	159	119	40	25.20%	13.1	0
	2020	153	144	9	5.90%	9.2	0
Mitchell	2010	7,018	6,514	504	7.20%	0.7	6.4
	2020	7,855	7,086	769	9.80%	1	14
Mount Vernon	2010	207	164	43	20.80%	4.5	39.3
	2020	268	248	20	7.50%	3.4	4.4
Hughes	2010	7,557	7,111	446	5.90%	1.9	5.2
	2020	8,041	7,475	566	7.00%	0.3	16.2
Yankton	2010	9,523	8,688	835	8.80%	1.4	0.9
	2020	10,237	9,558	679	6.60%	0.6	6.4
South Dakota	2010	357,725	315,468	42,257	11.80%	1.5	6.4
	2020	392,215	344,397	47,818	12.20%	1.2	6.7

Source: American Community Survey, 2010, 2020

A more detailed snapshot of the housing stock is provided in **Table 5.2**. The data shows Davison County's housing stock increased by 758 units in the period between 2010 and 2020. The total growth of housing units within Davison County from 2010-2020 equates to approximately 76 units per year.

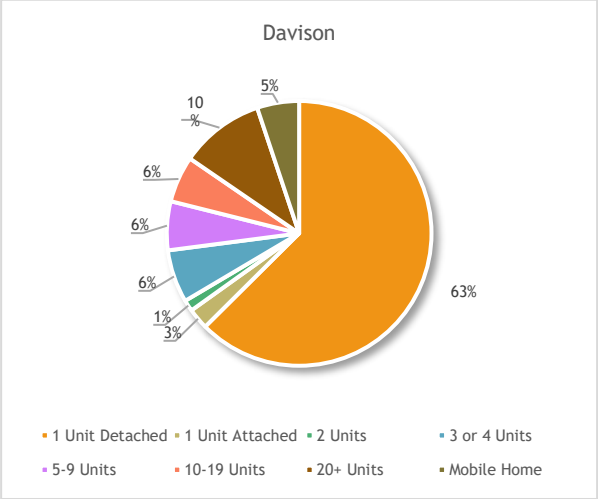
Sizeable increases were reported in structures that contain 20 or more units. With the exception of Ethan, all of the entities compared in **Table 5.2**, showed an increase in the total number of housing units between 2010 and 2020, but the increases and decreases of unit types varies.

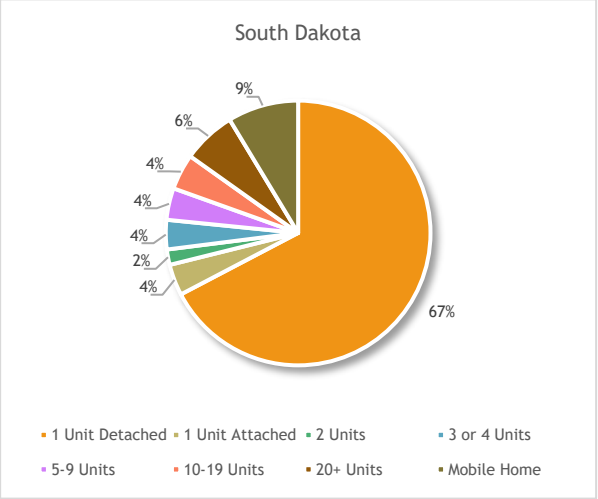
TABLE 5.2
Detailed Housing Units by Type: 2010-2020

Area	Year	Total	1-unit detached	1-unit attached	2 units	3 - 4 units	5 - 9 units	10 - 19 units	20 + units	Mobile home	Boat, RV, etc.
Beadle	2010	8,288	6,000	112	331	242	272	422	433	476	0
	2020	8,544	6,053	376	86	419	366	367	220	657	0
Brookings	2010	12,782	7,235	542	303	360	1,045	1,049	947	1,301	0
	2020	14,756	8,758	699	225	514	1,071	1,185	1,214	1,090	0
Davison	2010	8,792	5,851	201	207	382	460	601	579	511	0
	2020	9,550	5,974	245	131	616	570	540	984	490	0
Ethan	2010	159	145	0	0	6	0	0	2	6	0
	2020	153	128	1	0	13	0	0	1	10	0
Mitchell	2010	7,018	4,303	184	200	359	460	578	540	394	0
	2020	7,855	4,430	238	105	584	570	540	983	405	0
Mount Vernon	2010	207	175	0	7	17	0	0	0	8	0
	2020	268	228	3	3	16	0	0	0	18	0
Hughes	2010	7,557	4,483	189	45	252	473	330	580	1,205	0
	2020	8,041	4,806	298	128	459	283	320	796	945	6
Yankton	2010	9,523	6,508	352	98	372	300	382	617	869	25
	2020	10,237	7,068	430	64	442	374	685	654	520	0
South Dakota	2010	357,725	246,674	11,360	7,681	12,176	12,737	12,270	21,369	33,338	120
	2020	396,817	266,995	15,086	7,453	14,254	15,386	17,327	25,792	34,316	208

Source: American Community Survey, 2010, 2020

Figure 5.1 Distribution of Housing Units by Units in Structure





Source: American Community Survey, 2020

In 2020 single family homes constituted 66% of the total housing units within Davison County as shown in **Figure 5.1** above. The percentage of single-family homes in Davison County is consistent with the State, where single family units make up 7%. There one significant distinction between Davison County and the State in the makeup of their housing stock: The number of four-plexes, and multi-family structures containing 10 or more units increased dramatically between 2010 and 2020; making up 28% of Davison County's housing stock. The same units makes up only 18% of the State's. Mobile homes occupy 9% of the State's housing units while they only make up 5% of Davison County's housing stock.

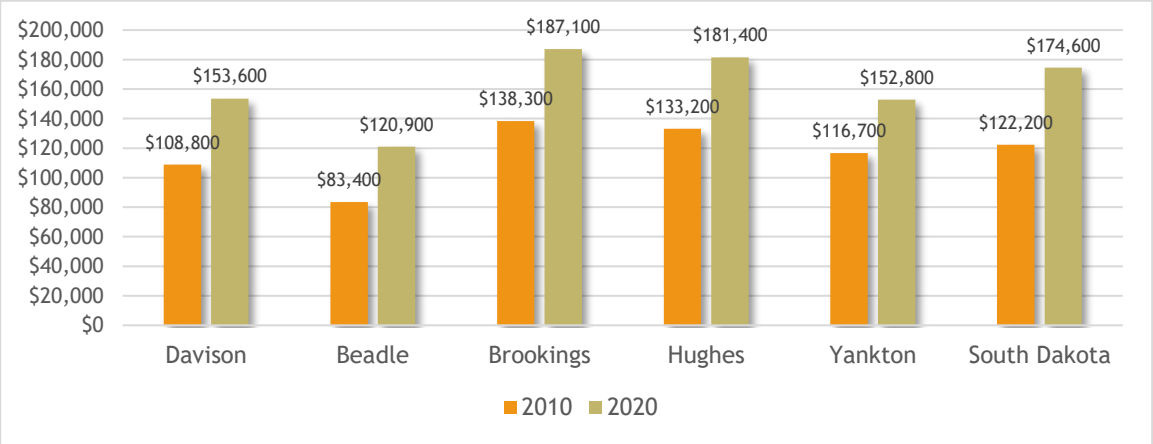
Table 5.3 lists the value of homes within the County and the comparative counties for the years 2010 and 2020. The table was broken into ranges to match U.S. Census data. A "shift" in home values can be observed for all of the comparable places. The number of homes that were valued below $100,000 generally decreased between 2010 and 2020 while the number of homes valued at higher amounts increased during the same period.

TABLE 5.3
Value of Owner Occupied Housing Units - 2010 - 2020

	Year	Less than $50K	$50K to $100K	$100K to $150K	$150K to $200K	$200K to $300K	$300K to $500K	$500K to $1M	$1M and More	Median (dollars)
Beadle	2010	1,138	1,735	808	402	383	187	34	9	$83,400
	2020	685	1,421	903	889	540	518	102	19	$120,900
Brookings	2010	995	1,115	1,648	1,529	913	411	100	23	$138,300
	2020	558	920	1,128	1,682	2,226	1,065	284	12	$187,100
Davison	2010	638	1,664	1,168	791	544	238	31	23	$108,800
	2020	495	805	1,168	1,136	940	481	121	41	$153,600
Ethan	2010	10	47	24	4	0	0	0	0	$77,800
	2020	17	31	26	12	2	0	1	0	$97,800
Mitchell	2010	495	1,305	990	506	323	117	17	23	$103,800
	2020	397	664	985	917	664	267	56	14	$147,400
Mount Vernon	2010	49	75	6	14	0	3	0	0	$61,800
	2020	15	34	48	24	12	3	0	4	$116,900
Hughes	2010	707	784	1,374	902	752	306	65	26	$133,200
	2020	530	478	741	1,627	1,045	719	122	14	$181,400
Yankton	2010	906	1,591	1,536	1,049	548	322	130	13	$116,700
	2020	433	1,105	1,692	1,225	1,166	826	160	30	$152,800
South Dakota	2010	38,511	47,440	48,838	36,044	27,038	13,716	4,120	1,543	$122,200
	2020	26,464	30,602	36,093	43,474	52,839	34,848	10,105	2,070	$174,600

Source: American Community Survey, 2010, 2020

Figure 5.2
Median Value of Owner-Occupied Housing Units



Source: American Community Survey, 2010, 2020

Table 5.3 shows the highest number of the County's owner occupied housing units fall between $100,000 and $149,999 in value. This may not be completely accurate for a number of reasons. One factor that may contribute to the questionable values is that many homeowners may be using their assessed values when completing the census surveys and not "full and true" or "market" values. An adjustment of the values to the next highest range would still leave the majority of the County's single family housing stock at less than $200,000.

Figure 5.2 displays the change in median value of owner occupied housing units between 2010 and 2020. Of the comparable counties, Brookings and Hughes Counties had higher median home values in 2010 and 2020. This may be due to the fact that those counties are home to large institutions; a state university and state government.

There were key issues or influences which affect housing stock identified at the onset of this section. Many times these items are not autonomous but have a correlation to each other either directly or indirectly. Value can be related to quality, age, and demand. Quality and age share a more indirect relationship.

The data presented in **Table 5.4** examine the age of structures. Davison County was one of the earliest settled areas of the region and this situation is reflected in the fact that 2,670 of its 9,550 housing units (over 28%) were built before 1939.

TABLE 5.4
Years of Construction - Housing Units

	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Beadle	128	258	593	1,041	523	1,242	987	902	765	2,105
%	1.5%	3.0%	6.9%	12.2%	6.1%	14.5%	11.6%	10.6%	9.0%	24.6%
Brookings	806	886	2,742	1,735	1,439	2,185	1,278	956	430	2,299
%	5.5%	6.0%	18.6%	11.8%	9.8%	14.8%	8.7%	6.5%	2.9%	15.6%
Davison	313	361	891	893	675	1,743	766	829	409	2,670
%	3.3%	3.8%	9.3%	9.4%	7.1%	18.3%	8.0%	8.7%	4.3%	28.0%
Ethan	0	0	17	20	8	20	19	21	8	40
%	0.0%	0.0%	11.1%	13.1%	5.2%	13.1%	12.4%	13.7%	5.2%	26.1%
Mitchell	246	337	626	759	578	1,462	589	748	315	2,195
%	3.1%	4.3%	8.0%	9.7%	7.4%	18.6%	7.5%	9.5%	4.0%	27.9%
Mount Vernon	2	0	23	15	7	30	22	18	27	124
%	0.7%	0.0%	8.6%	5.6%	2.6%	11.2%	8.2%	6.7%	10.1%	46.3%
Hughes	328	369	855	670	993	1,935	729	1,027	160	975
%	4.1%	4.6%	10.6%	8.3%	12.3%	24.1%	9.1%	12.8%	2.0%	12.1%
Yankton	358	263	904	1,542	908	2,111	1,009	756	420	1,966
%	3.5%	2.6%	8.8%	15.1%	8.9%	20.6%	9.9%	7.4%	4.1%	19.2%
South Dakota	18,750	16,954	55,234	50,640	37,980	64,536	32,818	34,472	16,455	68,978
%	4.7%	4.3%	13.9%	12.8%	9.6%	16.3%	8.3%	8.7%	4.1%	17.4%

Source: American Community Survey, 2020

The residents of Davison County have witnessed a healthy housing construction market over the past few years, which are represented in the percentage of housing constructed since 2010 (7.1%). The rate of new housing units built since 2010 has relatively kept pace with the State, where 9.0% of the units have been built since 2010.

Most new homes are being constructed within open areas and there is minimal rehabilitation or replacement activities occurring in established neighborhoods. The lack of "replacement construction" speaks to the quality of the County's older housing stock.

One statistic or factor not identified as a primary influence was the year of occupancy. This statistic acts as a barometer in analyzing the overall dynamics of a community. One way to examine this type of data is to assume that more activity within recent years is an example of upward mobility and consumer confidence. The larger number of homes occupied within the past five to seven years "trickles down" to the other ownership ranges, in that there is movement to different homes by the existing population as well as evidence of new people moving to the area. **Table 5.5** illustrates the years of occupancy for Davison and the identified comparative entities.

TABLE 5.5
Year Moved in to Unit, 2020

	2019 or later	2015 to 2018	2010 to 2014	2000 to 2009	1990 to 1999	1989 and earlier
Beadle	377	2,090	1,354	1,777	986	1,100
Brookings	1,160	4,688	2,926	2,250	1,253	1,087
Davison	343	2,628	2,085	1,576	959	1,060
Ethan	9	39	20	39	17	20
Mitchell	329	2,318	1,858	1,125	660	796
Mount Vernon	2	114	40	26	41	25
Hughes	310	1,955	1,589	1,946	868	807
Yankton	316	2,928	1,683	1,951	1,524	1,156
South Dakota	16,838	101,007	71,378	74,911	41,004	42,740

Source: American Community Survey, 2020

Household and Family Dynamics

Household size and composition play an important role in the economic and social well-being of families and individuals. The number and characteristics of household members affect the types of relationships and the pool of economic resources available within households, and they may have a broader impact by increasing the demand for economic and social support services.

For example, the growth in single-parent families has increased the need for economic welfare programs, while a rising number of older adults living alone has led to greater demand for home health care workers and other personal assistance services.

The decennial census provides the most comprehensive and reliable data on changing household size and composition, especially for less numerous household types such as same-sex married couples.

Table 5.6 and Figures 5.5 and 5.6 illustrate household dynamics in 2010 and 2020. There were 8,086 total households within Davison County in 2010. The number of households increased to 8,660 in 2019. The average household size assists in identifying the number of young families as well as providing an explanation to population growth questions.

One point of local discussion is the lack of population growth in relation to the number of homes being constructed. A possibility is that with an average household size in Davison County of 2.25 in 2010, for every new house constructed there will be an increase in population of less than two and one-half persons.

The common perception seems to be of an average household size more in the range of 4-5 persons versus the actual number. The actual persons per household and per family have decreased over the past decade. This dynamic has implications for the number and type of housing units demanded in Davison County.

The percentage of married-couple-family households has decreased from 51.7% in 2010 to 49.5% in 2019. The share of non-family households has increased from 38.4% in 2010 to 44.1% in 2019.

Decreased household and family size, as shown in **Figure 5.6**, does not necessarily indicate less demand for housing units. In fact, when the number of households increase over a period of time but the average size of households decreases, this can mean that more housing units will be needed to fill demand.

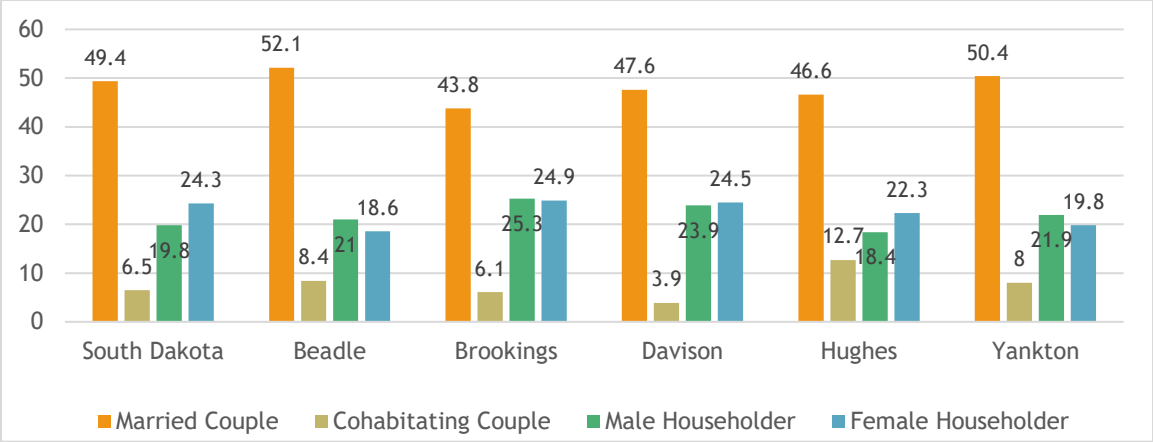
TABLE 5.6, Households by Type - 2020

Subject	South Dakota		Beadle		Brookings		Davison		Hughes		Yankton	
	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%
Total households	**315,468**		**7,205**		**11,405**		**8,086**		**7,111**		**8,688**	
Family households	205,879	65.3%	4,316	59.9%	6,094	53.4%	4,983	61.6%	4,527	63.7%	5,538	63.7%
With/children under 18	92,720	29.4%	1,771	24.6%	2,767	24.3%	2,201	27.2%	2,190	30.8%	2,409	27.7%
Married-couple family	164,007	52.0%	3,570	49.5%	5,055	44.3%	4,181	51.7%	3,620	50.9%	4,482	51.6%
With/children under 18	65,840	20.9%	1,399	19.4%	2,043	17.9%	1,667	20.6%	1,519	21.4%	1,731	19.9%
Male householder, no wife present	11,862	3.8%	360	5.0%	210	1.8%	194	2.4%	276	3.9%	298	3.4%
With/children under 18	6,745	2.1%	135	1.9%	122	1.1%	161	2.0%	186	2.6%	108	1.2%
Female householder, no husband present, family	30,010	9.5%	386	5.4%	829	7.3%	608	7.5%	631	8.9%	758	8.7%
With/children under 18	20,135	6.4%	237	3.3%	602	5.3%	373	4.6%	485	6.8%	570	6.6%
Nonfamily households	109,589	34.7%	2,889	40.1%	5,311	46.6%	3,103	38.4%	2,584	36.3%	3,150	36.3%
Householder living alone	91,588	29.0%	2,428	33.7%	3,697	32.4%	2,638	32.6%	2,355	33.1%	2,594	29.9%
65 years and over	34,809	11.0%	997	13.8%	1,036	9.1%	1,006	12.4%	773	10.9%	1,025	11.8%

Source: American Community Survey, 2020

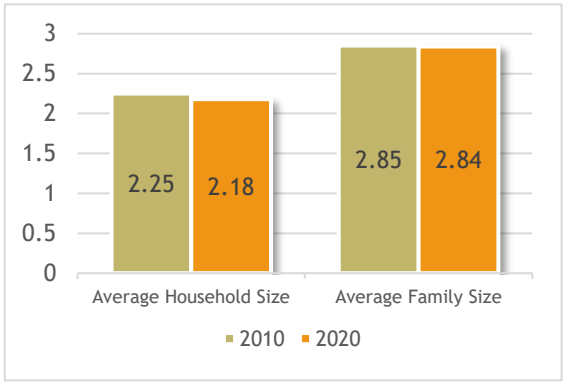
Figure 5.5 reveals a new household type in the American Community Survey (ACS). **Cohabitating couples** are unmarried couples composed of two unrelated adults of the opposite sex (one of whom is the householder) who share a housing unit with or without the presence of children under 15 years old. Unmarried couple households contain only two adults. Cohabitating couples represent about 3.9% of households in Davison County. In places where the population is more "transient," people may not necessarily become a family in a traditional sense. However, cohabitating couples create a new demand for housing units.

Figure 5.5, Households in 2020



Source: American Community Survey, 2020

Figure 5.6, Household and Family Size, Davison County



Source: American Community Survey, 2010, 2020

Housing Conditions

Community Partners Research, Inc. of Fairbault, MN conducted a visual 'windshield' survey of single family/duplex houses in four of the oldest neighborhoods in Mitchell in 2012. Houses that appeared to contain three or more residential units were excluded from the survey. Houses were categorized in one of four levels of physical condition, Sound, Minor Repair, Major Repair, and Dilapidated as defined below. The visual survey analyzed only the physical condition of the visible exterior of each structure. Exterior condition is assumed to be a reasonable indicator of the structure's interior quality.

Dilapidated was the lowest rating used. Dilapidated houses need major renovation to become decent, safe and sanitary housing. Some Dilapidated properties may be abandoned and may be candidates for demolition and clearance.

Major Rehabilitation is defined as a house needing multiple major improvements such as roof, windows, sidings, structural/foundation, etc. Houses in this condition category may or may not be economically feasible to rehabilitate. Minor Repair houses are judged to be generally in good condition and require less extensive repair, such as one major improvement. Houses in this condition category will generally be good candidates for rehabilitation programs because they are in a salable price range and are economically feasible to repair.

Sound houses are judged to be in good, 'move-in' condition. Sound houses may contain minor code violations and still be considered sound.[1] The series of images below provide examples of various grades of housing conditions. **Table 5.7** shows the results of the neighborhood survey.


Sound/Excellent


Minor Repair


Major Repair


Dilapidated

The neighborhood boundaries were selected with input from City staff for Community Partners to study. The neighborhoods are listed below and illustrated in **Figure 5.6:**

Neighborhood #1 - 5th Avenue on the north; Ash and Birch Streets on the south; Kittridge Street and Hitchcock Park on the east; and Burr Street on the west

Neighborhood #2 - Dry Run Creek on the north; Havens Avenue on the south; Burr Street on the east; and Minnesota Avenue on the west

Neighborhood #3 - 7th Avenue on the north; 1st Avenue on the south; Sanborn Boulevard on the east; and Minnesota Avenue on the west

Neighborhood #4 - East 12th Avenue on the north; 7th Avenue on the south; Langdon Street and the High School on the east; and Lawler Street on the west

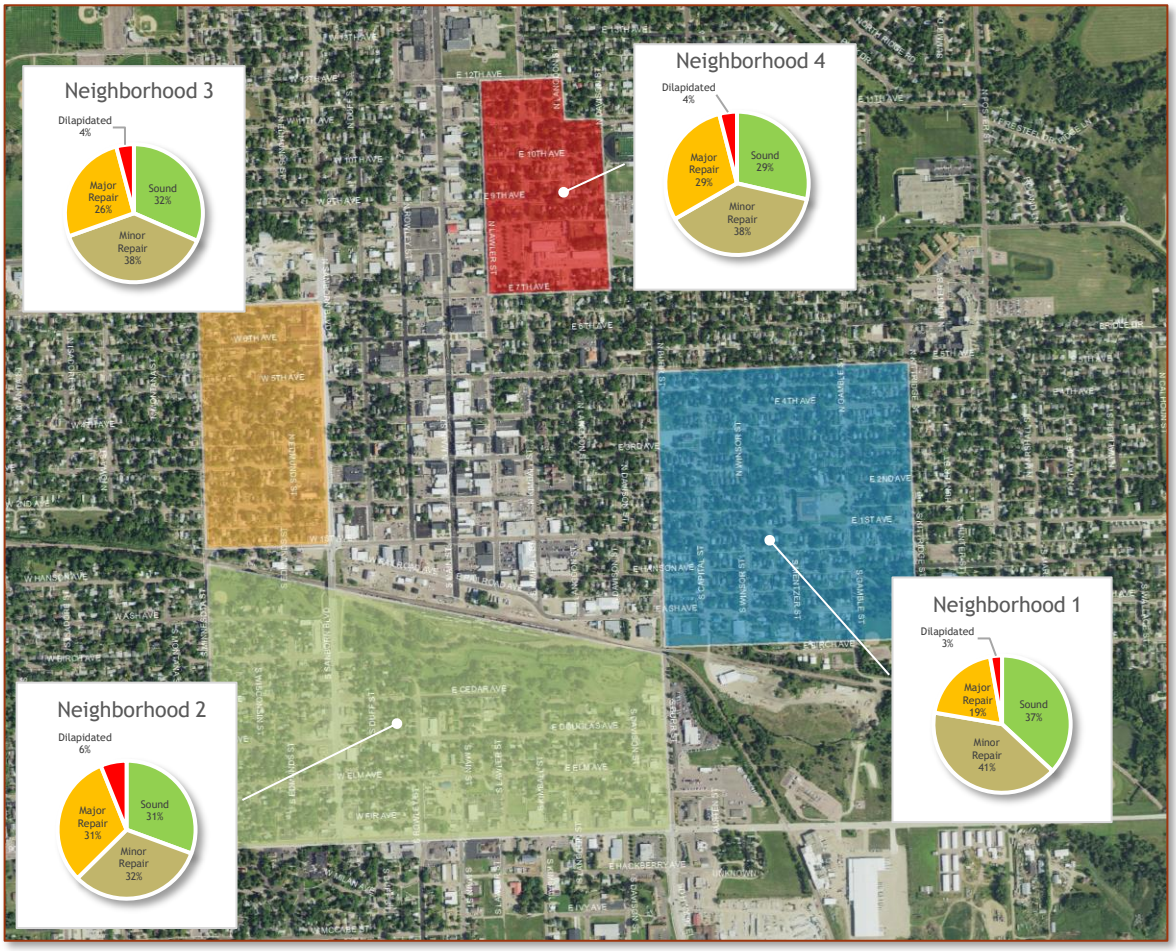
Table 5.7 Housing Conditions in Mitchell

Neighborhood	Sound	Minor Repair	Major Repair	Dilapidated	Total
#1	161 (36.9%)	178 (40.8%)	85 (19.5%)	12 (2.8%)	436
#2	90 (30.6%)	94 (32.0%)	92 (31.3%)	18 (6.1%)	294
#3	50 (30.6%)	55 (36.9%)	38 (25.5%)	6 (4.0%)	149
#4	36 (28.6%)	48 (38.1%)	37 (29.3%)	5 (4.0%)	126
Total	337 (33.5%)	375 (37.3%)	252 (25.1%)	41 (4.1%)	1,005

Source: Community Partners Research, Inc., Mitchell Area Housing Study, 2012

[1] Mitchell Area Housing Study – 2012, Community Partners Research, Inc.

Figure 5.6: Breakdown of Housing Conditions in Mitchell



The availability of quality and affordable housing is a critical component within any community whether it be county, township, or city. The County leadership needs to consider the positive and negative impacts decisions may have upon housing opportunities.

Housing Projections

Tables 5.8 and 5.9 present detailed ten and broad twenty-year housing projections for Davison County and the towns and cities in the County. The program provides production targets for various cost ranges of rental and owner-occupied units. The projections based on the following assumptions:

- The vast majority of new housing in the County will be at least 65 to 90% single family and 2 to 28% multi family housing. This is consistent to the 2018 owner/renter distribution of occupied housing in the County and its towns.
- Owner-occupied housing will continue to be higher-valued units based on recent building trends and home values.
- Lower-income households will generally be accommodated in rental development.

The analysis indicates a need for about 1,263 housing units in the next twenty years (2020-2040). Of the total unit demand, 715 will be single family units, 283 will be multi-family units, 67 will be mobile homes, and 197 would be infill or replacement of dilapidated units. The projections equate to approximately 60 total units per year over the twenty-year period. The unit projections are allocated by each town according to their share of the County's total population as shown in **Table 5.10**. Therefore, the majority of the units would be assigned to the Mitchell area.

It is important to note that affordable housing can be addressed partially through a filtering process. Thus, a unit that meets the needs of a high-income, empty-nester household may encourage that household to sell their current home to a moderate-income family. Filtering processes rarely satisfy an affordable need on a one-to-one basis, but they do realistically address part of the market demand.

Table 5.8, Housing Projections, Davison County

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Population	20,007	20,071	20,136	20,200	20,265	20,330	20,395	20,460	20,526	20,592
Group Quarters	983	984	985	986	987	988	989	990	991	992
Household Population	19,024	19,088	19,151	19,214	19,278	19,342	19,406	19,470	19,535	19,600
Persons/Household	2.14	2.14	2.13	2.13	2.13	2.12	2.12	2.11	2.11	2.10
Household Demand	8,878	8,926	8,973	9,021	9,069	9,117	9,166	9,215	9,264	9,313
Desired Vacancy Rate	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Total Unit Needs	9,322	9,372	9,422	9,472	9,523	9,573	9,624	9,676	9,727	9,779
Units Lost	9.21	9.26	9.31	9.36	9.41	9.46	9.51	9.56	9.61	9.67
Total Unit Supply	9,264	9,313	9,363	9,413	9,463	9,513	9,564	9,615	9,666	9,717
Annual Need	59	59	59	60	60	60	61	61	61	61

Source: Planning & Development District III

Table 5.9, 2040 Projection Summary

2040 Totals	
Projected Units	**1,263**
Infill/Replacement	197
Single Family Units	715
Multi-Family	283
Mobile Homes	67
Acres Needed	
Infill/Replacement	64
Single Family Units	437
Multi-Family	36
Mobile Homes	12
Total	549
30 % Markup (roads, market)	126
Total Residential Acres	675

Source: Planning & Development District III

Table 5.10, Share of County Population

Town/Area	Percent
Mitchell	78.80%
Ethan	1.85%
Mount Vernon	2.54%
Balance of Davison County	16.81%

Source: Planning & Development District III

Tables 5.11 and 5.12 lay out the detailed acreage that will be needed to accommodate the housing units projected in Tables 5.8 and 5.10 for the areas of Davison County outside of town boundaries. If growth in the County and the subsequent towns follows the projected population and housing units, over 675 acres of land will be needed for residential development in Davison County. The projections were based on the following densities and assumptions:

In Towns:

- Single family units at 2.5 units/acre
- Multi family units at 8 units/acre
- Manufactured homes at 6 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

In Rural Areas:

- Single family units at 1 unit/acre
- Multi family units at 4 units/acre
- Manufactured homes at 4 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

Before we determine the number of housing units that may be demanded in the County, the market for future housing in Mitchell must be examined. The total number of new housing units projected in the Mitchell area is 972 units. Applying the unit type and density assumptions conclude that there will be 240 net acres of land in demand for residential use in the Mitchell area. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 310 acres. The main assumption with infill/replacement units for all areas is that land is already used or available for infill development. Therefore, land consumption demand is not considered for these units. **Table 5.11** provides a detailed breakdown of unit types and residential land needed over the planning period in Mitchell.

Table 5.11: Mitchell's Share of Units

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	**233**	**240**	**246**	**253**	**972**
Infill/Replacement	37	38	39	40	153
Single Family Units	117	120	124	127	489
Multi-Family	65	67	69	71	272
Mobile Homes	14	14	15	15	58
Net Acres Needed	**57.45**	**58.98**	**60.55**	**62.17**	**239.16**
30 % Markup (roads, market, etc.)	17.24	17.69	18.17	18.65	71.75
Total Acres Needed	**74.69**	**76.68**	**78.72**	**80.82**	**310.90**

Source: Planning & Development District III

The total number of new housing units projected in the rural areas of Davison County is 237 units. Applying the unit type and density assumptions conclude that there will be 230 net acres of land in demand for residential use in rural Davison County. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 300 acres. **Table 5.12** provides a detailed breakdown of unit types and residential land needed over the planning period in rural Davison County.

Table 5.12: Units in the Balance of Davison County

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	**50**	**51**	**52**	**54**	**237**
Infill/Replacement	8	8	8	8	37
Single Family Units	40	41	42	43	190
Multi-Family	1	1	1	1	5
Mobile Homes	1	1	1	1	5
Net Acres Needed	**48.30**	**49.59**	**50.92**	**52.28**	**229.51**
30 % Markup (roads, market, etc.)	14.49	14.88	15.27	15.68	68.85
Total Acres Needed	**62.79**	**64.47**	**66.19**	**67.96**	**298.37**

Source: Planning & Development District III

Planning Considerations for Housing

County Planning Challenges

The following housing challenges will be addressed by the County over the next 10 years.

- ✓ Continued development of small rural subdivisions and scattered single family homes;
- ✓ Maintaining a range of affordable housing options; and
- ✓ Encouraging the use of housing lots with access to existing infrastructure.

Policy Recommendations

In addressing the challenges, the Davison County Commission should consider the following recommendations.

- ✓ Housing should be developed in locations that minimize potential land use and environmental conflicts;
- ✓ Existing housing lots, whether they are located in rural areas (example: farmsteads) or within small communities should be a development priority;
- ✓ The provision of public services and public safety should be considered in evaluating housing proposals; and
- ✓ Affordable housing opportunities should be encouraged.

Education

CHAPTER 6

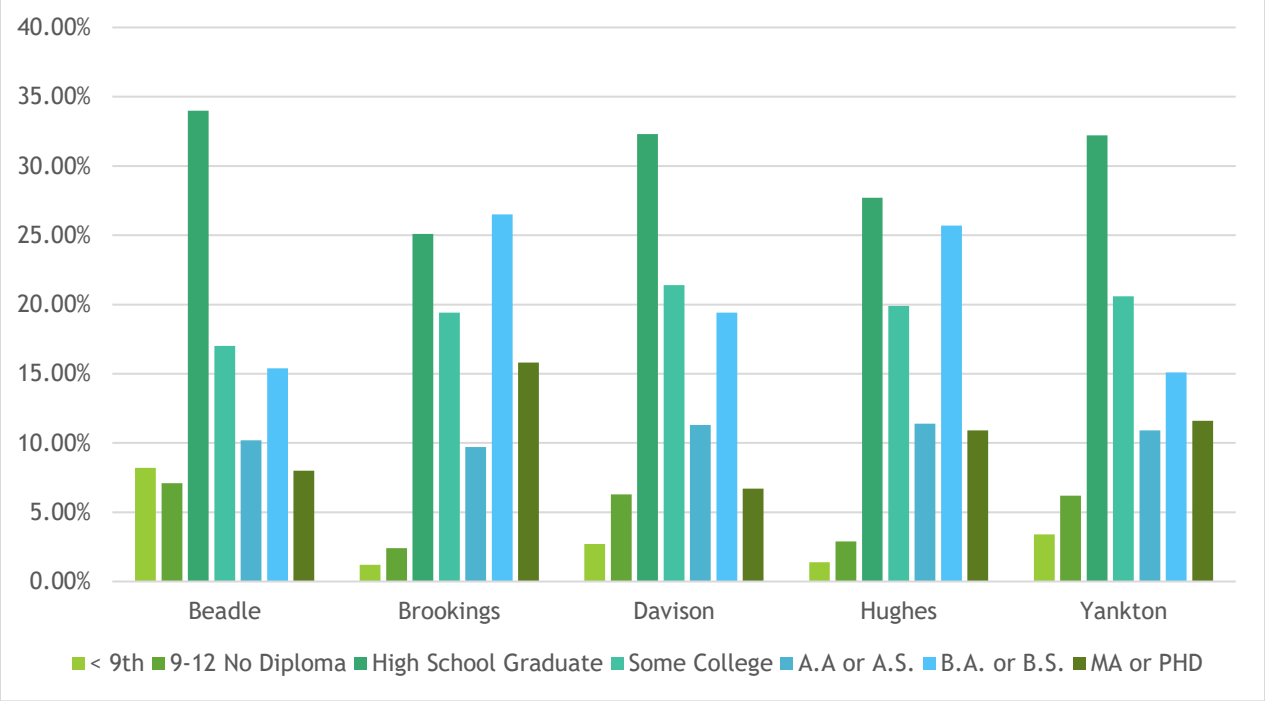
Education may be reviewed from three perspectives:

1) Educational attainment;
2) Overall status of the existing systems; and
3) Opportunities for residents.

There are factors which may be difficult to quantify yet are related to education, such as: on-the-job training, specific professional development opportunities, military training, and work experience. Since comprehensive and accurate data addressing these activities are not readily available, they will not be addressed.

The level of traditional educational attainment is presented in **Figure 6.1** and **Tables 6.1 and 6.2** for the years 2010, and 2020 respectively.

Figure 6.1; Educational Attainment, 2020



American Community Survey, 2020

TABLE 6.1
Educational Attainment - 2010

Entity	< 9th	9-12 No Diploma	High School Graduate	Some College	A.A or A.S.	B.A. or B.S.	MA or PHD	% High School Plus	% B.A./B.S. Plus
Beadle	10.1%	6.2%	35.2%	21.2%	7.9%	14.6%	4.8%	83.7%	19.4%
Brookings	3.3%	4.3%	28.1%	17.7%	8.3%	25.5%	12.7%	92.4%	38.2%
Davison	**5.0%**	**6.1%**	**30.9%**	**21.6%**	**13.2%**	**17.5%**	**5.6%**	**88.9%**	**23.1%**
Hughes	3.8%	2.9%	28.5%	23.1%	8.3%	24.9%	8.4%	93.3%	33.3%
Yankton	6.0%	5.0%	33.9%	21.7%	7.4%	17.9%	8.0%	89.0%	25.9%
South Dakota	4.6%	5.6%	32.1%	22.1%	9.7%	18.2%	7.6%	89.8%	25.8%

Source: American Community Survey, 2010

Table 6.2
Educational Attainment - 2020

Entity	< 9th	9-12 No Diploma	High School Graduate	Some College	A.A or A.S.	B.A. or B.S.	MA or PHD	% High School Plus	% B.A./B.S. Plus
Beadle	8.2%	7.1%	34.0%	17.0%	10.2%	15.4%	8.0%	8.2%	7.1%
Brookings	1.2%	2.4%	25.1%	19.4%	9.7%	26.5%	15.8%	1.2%	2.4%
Davison	**2.7%**	**6.3%**	**32.3%**	**21.4%**	**11.3%**	**19.4%**	**6.7%**	**2.7%**	**6.3%**
Hughes	1.4%	2.9%	27.7%	19.9%	11.4%	25.7%	10.9%	1.4%	2.9%
Yankton	3.4%	6.2%	32.2%	20.6%	10.9%	15.1%	11.6%	3.4%	6.2%
South Dakota	2.8%	5.0%	30.2%	21.1%	11.6%	20.1%	9.2%	2.8%	5.0%

Source: American Community Survey, 2020

Tables 6.1 and 6.2 reveal a trend toward a higher percentage of residents attaining a higher level of education between 2010 and 2020. The County does exceed the level of higher educational attainment that Brookings and Hughes County have due to the fact that that these counties are home to institutions; university and state government. The remaining classifications reflect varied results across the reporting years and levels of education. In comparing Davison County to the selected counties throughout the State for the year 2020, only Beadle County had a higher percentage of high school graduates.

A second issue to consider in reviewing education is the status of existing educational systems. Please note the change in comparative entities. In discussing the data in previous chapters, the comparative entities were chosen for two reasons:

1) They hosted a Class I municipality or
2) They shared borders with a rapidly developing area.

This same group should provide "fair" comparisons, as these same areas play host to the largest (Class AA) school districts, with Mount Vernon and Ethan districts included to better represent the county statistics.

Table 6.3 provides a statistical overview of the aforementioned school districts. The acronym A.D.M. represents "average daily membership" or enrollment, which is calculated by the South Dakota Department of Education in an effort to establish a baseline for state financial assistance.

The information in **Tables 6.3 and 6.4** provide some of the measurements currently utilized within the State. One area in which these or similar statistics play a role is salary and benefit negotiations on behalf of the teaching staff. The Mitchell School District has one of the highest average salaries per teacher, not including benefits such as medical insurance. An impressive fact, more importantly than salary is that the Mitchell School District employs the second highest number of teachers with advanced degrees. The $9,090 dollars spent per student for educational costs is one of the lowest of the study areas. **Figure 6.2** shows the boundaries of school districts in Davison County.

Figure 6.2 – Davison County School Districts

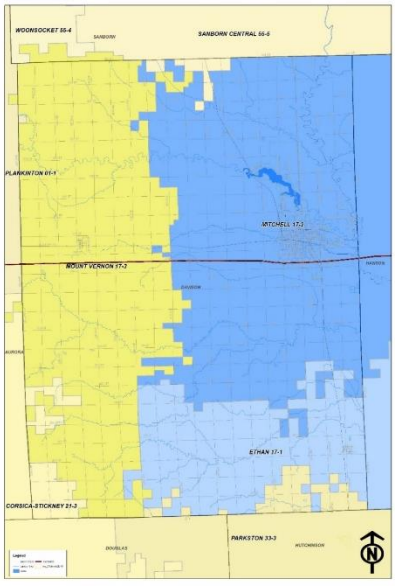


TABLE 6.3
School District Profiles 2020-2021

School District	PK-12 Enrolled	Student-Staff Ratio	ACT Score*	K-12 Certified Teachers	Average Salary	Avg. Years Exp.	Advanced Degrees %	Dollars per ADM	General Fund Balance
Aberdeen	4,477	14.9	22.0	299.8	$50,220	13.3	47.5%	$9,477	$7,304,248
Brookings	3,344	14.1	23.7	235.6	$47,870	14.4	41.7%	$9,159	$5,944,169
Huron	2,775	16.2	21.6	170.9	$51,257	12.9	37.6%	$9,966	$4,758,625
Pierre	2,767	16.1	22.5	171.4	$50,526	13.2	29.2%	$8,680	$7,645,503
Watertown	3,951	16.6	21.9	237.9	$51,414	14.5	34.6%	$8,629	$8,885,677
Yankton	2,952	17.3	21.8	170.4	$52,957	16.9	49.1%	$9,238	$6,821,192
Ethan	283	13.9	21.4	20.3	$47,683	13.9	27.3%	$9,864	$732,839
Mitchell	2,791	15.1	21.9	184.2	$52,344	15.2	44.7%	$9,090	$7,503,741
Mount Vernon	234	12.6	22.9	17.6	$45,216	12.0	36.8%	$11,869	$1,036,343

Source: Education in South Dakota: A statistical profile 2020-2021

Table 6.4 - School District Enrollments by, Facility, Type, and Grade, 2020

School Name	PK	KG	01	02	03	04	05	06	07	08	09	10	11	12	TOTAL KG-12	TOTAL PK-12
Ethan High School	0	0	0	0	0	0	0	0	0	0	17	24	16	17	74	74
Ethan Elementary	14	27	18	24	21	16	20	20	0	0	0	0	0	0	146	160
Ethan Jr. High	0	0	0	0	0	0	0	0	25	24	0	0	0	0	49	49
Mitchell High School	0	0	0	0	0	0	0	0	0	0	275	196	215	176	866	866
Mitchell Middle School	0	0	0	0	0	0	0	205	227	237	0	0	0	0	669	669
L B Williams Elementary	0	82	72	65	76	76	75	0	0	0	0	0	0	0	442	442
Gertie Belle Rogers Elem	0	92	68	58	59	77	57	0	0	0	0	0	0	0	411	411
Longfellow Elementary	0	70	48	49	56	51	50	0	0	0	0	0	0	0	324	324
Abbott House Elementary	0	0	0	0	0	0	1	1	6	4	0	0	0	0	12	12
Abbott House HS	0	0	0	0	0	0	0	0	0	0	4	7	6	7	24	24
Rockport Colony Elem	0	3	0	4	0	3	0	2	1	3	0	0	0	0	16	16
Rosedale Colony Elem	0	5	4	3	3	2	2	3	2	3	0	0	0	0	27	27
Mount Vernon High School	0	0	0	0	0	0	0	0	0	0	22	18	19	14	73	73
Mount Vernon Elementary	16	17	15	13	14	12	14	0	0	0	0	0	0	0	85	101
Mount Vernon MS	0	0	0	0	0	0	0	16	21	23	0	0	0	0	60	60
Non-Public Schools	**PK**	**KG**	**01**	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**	**TOTAL KG-12**	
John Paul II Elem	28	14	18	9	16	14	25	13	0	0	0	0	0	0	109	
LifeQuest	0	0	0	0	0	0	0	0	0	0	0	0	2	8	10	
Mitchell Christian	0	8	8	8	14	13	12	10	9	9	4	5	11	9	120	
Home Schooled	**PK**	**KG**	**01**	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**	**TOTAL KG-12**	
Ethan		1	1	2	0	0	1	2	0	0	0	0	0	0	7	
Mitchell		3	7	3	4	3	2	5	3	2	7	3	4	2	48	
Mount Vernon		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Open Enrollment	**Out**	**In**														
Ethan	10	93														
Mitchell	140	66														
Mount Vernon	22	67														

Source: South Dakota Department of Education

Taxes and taxation were addressed at length in an earlier chapter but dealt primarily with county levies. **Table 6.5** illustrates the mill levies for the comparative school districts. When reviewing the information, note the consistencies within the mill levies for the first three columns, Ag., Owner Occupied, and Non Ag./Other. These levies are established by the State of South Dakota and are mandated by the State of South Dakota unless an opt out is approved by the local voters; whereas, the final four columns allow individual districts some discretion. There are state mandated limitations or caps in three of the four categories, which are identified in the final line.

TABLE 6.5
School District Educational Mil Levies (per thousand)

School District	Ag.	Owner Occupied	Other Non-Ag or Utilities	Special Education	Capital Outlay	Bond Redemption	Pension Fund
Aberdeen	1.473	3.296	6.821	1.416	3.000	0.688	.30
Brookings	1.615	3.614	7.479	1.616	2.947	0.892	.30
Huron	1.473	3.296	6.821	1.616	2.380	1.080	.30
Pierre	1.473	3.296	6.821	1.416	2.830	0.727	.30
Watertown	1.473	3.296	6.821	1.616	2.816	0.000	.30
Yankton	1.473	3.296	6.821	1.616	2.837	0.000	.30
Ethan	1.473	3.296	6.821	1.616	2.782	0.000	.30
Mitchell	1.473	3.296	6.821	1.616	2.832	0.000	.30
Mount Vernon	2.076	4.645	9.613	1.616	2.354	0.000	.30

Source: South Dakota Department of Education: Profile Data for 2020

An example of calculating the dollar amount of taxes paid to three school districts within the county is presented below. A comparison of taxes paid to the Ethan, Mount Vernon and Mitchell School Districts assumes the taxable value of an owner-occupied residence is equal to $200,000.

Ethan:

$$\frac{200{,}000\ (3.296) + 200{,}000\ (1.616+2.782+0.00+.3)}{1{,}000} = \frac{\$1{,}598{,}800}{1{,}000} = \$1{,}598.80$$

Mount Vernon:

$$\frac{200{,}000\ (4.645) + 200{,}000\ (1.616+2.354+0.00+.3)}{1{,}000} = \frac{\$1{,}783{,}000}{1{,}000} = \$1{,}783.00$$

Mitchell:

$$\frac{200{,}000\ (3.296) + 200{,}000\ (1.505+2.832+0.0+.3)}{1{,}000} = \frac{\$1{,}608{,}800}{1{,}000} = \$1{,}608.80$$

In the example calculated, a house situated in the Mount Vernon School District will pay $184.20 more in property taxes for education purposes than a similar home in the Ethan School District and $174.20 more than the same home in the Mitchell School District. While this is accurate on a mathematical level, the example does not reflect the whole picture. **Table 6.6** provides the taxable values of properties by category in each of the selected districts.

TABLE 6.6
School District Taxable Valuations (Dollars) - 2019 Payable 2020

School District	Agricultural	Owner Occupied	Non- Ag Z
Aberdeen	$383,519,652	$1,305,502,288	$726,897,869
Brookings	$231,120,557	$922,229,334	$656,824,720
Huron	$493,269,275	$505,072,818	$329,166,789
Pierre	$207,527,878	$802,505,559	$408,435,052
Watertown	$312,996,414	$1,255,951,874	$742,663,372
Yankton	$234,877,675	$874,966,239	$469,234,171
Ethan	$124,789,037	$29,601,750	$8,040,741
Mitchell	$281,076,744	$714,344,735	$493,973,043
Mount Vernon	$209,156,742	$29,713,761	$12,699,460

Source: South Dakota Department of Education: Profile Data for 2020

As shown in the previous exercises calculating tax revenues, the taxable values are multiplied by the various mill levies. **Table 6.7** lists the revenues for the districts. There is a significant gap in local revenue between the Mount Vernon School District at $878,105 million and Ethan at $404,120. This huge difference is due to the information in **Table 6.6** with the Mount Vernon School District's taxable valuation at more than $209 million versus just under $125 million within the Ethan District.

TABLE 6.7
School District General Fund Revenues (Dollars) - 2020

School District	Local	County	State	Federal	Total
Aberdeen	$11,370,312	$302,864	$16,388,984	$1,431,300	$29,493,460
Brookings	$9,843,155	$327,089	$12,207,363	$833,594	$23,211,202
Huron	$4,890,078	$186,983	$13,064,561	$2,239,811	$20,381,434
Pierre	$6,650,695	$139,942	$11,094,632	$1,320,588	$19,205,858
Watertown	$10,438,177	$426,742	$13,361,360	$1,562,842	$25,789,121
Yankton	$7,130,312	$380,223	$9,827,833	$781,509	$18,119,878
Ethan	$404,120	$14,566	$1,576,707	$80,315	$2,075,708
Mitchell	$7,569,221	$229,730	$10,766,480	$1,272,979	$19,838,408
Mount Vernon	$878,105	$13,031	$1,135,658	$71,755	$2,098,549

Source: South Dakota Department of Education: Profile Data for 2020

A general fund revenue amount of $19.8 million in 2020 places the Mitchell School District fifth when compared to "similar" districts while there are significant differences in variation from district to district. The data within **Table 6.8** provides an overview of school district expenses for the 2020 school year. The Mitchell School District expended a comparable amount of in all fund sources to the other districts.

During the same period, Ethan School District had revenues of $2,075,708 and expenditures of $2,805,613 or 135% of the District's revenue; this is nearly the same as Mount Vernon with general fund revenues of $2,098,549 and expenditures of $3,091,093 or 147%. A negative revenue/expenditure ratio is the result of state legislation limiting school district reserves.

TABLE 6.8
School District Expenditure by Fund (Dollars) - 2020

School District	General	Capital Outlay	Special Education	Pension
Aberdeen	$31,278,690	$4,834,134	$8,512,797	$0
Brookings	$24,781,034	$4,005,793	$5,889,689	$0
Huron	$21,232,768	$6,849,680	$4,721,421	$0
Pierre	$18,750,252	$2,117,603	$3,826,964	$0
Watertown	$27,420,589	$4,618,180	$6,625,179	$445,654
Yankton	$19,687,589	$3,109,297	$4,261,466	$0
Ethan	$2,067,101	$405,450	$333,062	$0
Mitchell	$20,047,068	$2,524,901	$4,637,449	$75,106
Mount Vernon	$2,267,938	$205,825	$617,330	$0

Source: Education in South Dakota: A statistical profile 2020

School Facility Planning

Although schools are not necessarily central to all types of residential development plans, they are still important considerations, especially for areas where the number of children are projected to increase. The types and locations of schools are determined by a mix of education policy and land use principles, with education policy being the primary factor.

The amount of land and building size required by each school district is determined by the size of enrollment, facilities needed, and school system standards The service area for each school is determined at least partly by land use, however, including density of the school age populations, housing densities, and traditional accessibility standards of land use education planning.

The first step in the planning process is to forecast future enrollments according to anticipated future grade-level organization by planning district. In the case of Davison County, future residential growth areas were analyzed for housing capacity and youth generation rates. **Tables 6.9 and 6.10** show the areas and housing capacities for the growth areas around Mitchell, Ethan, and Mount Vernon. The growth areas are listed in 5-year increments and include the subareas found in each time period.

All of the growth areas in the table correspond to the future growth areas map highlighted in **Chapter 8, Land Use.** Each column shows the size of each area in gross acres, the net developable acres (once limitations, current development and rights of way are factored), and net unit capacity. Population projections for each area are based on household size assumptions. Projected youth populations are based on an assumed youth generation rate per household.

Table 6.9
Estimated Youth Population in Mitchell Growth Areas (2020-2040)

	2021-2025			2026-2030			2031-2035			2036-2040		2040+		
RESIDENTIAL AREAS	A	B	C	A	B	C	A	B	C	A	B	A	B	C
Gross Acres	583.0	645.0	328.0	638.0	80.0	0.0	1,884.0	522.0	871.0	933.0	1,428.0	1,734.0	1,232.0	1,485.0
Limitations (Acres)	109.0	46.0	64.0	33.0	22.0	0.0	38.0	10.0	157.0	148.0	279.0	574.0	167.0	136.0
Developed Acres	140.0	263.0	126.0	65.0	32.0	0.0	437.0	137.0	248.0	142.0	498.0	475.0	378.0	243.0
Developable Acres	334.0	336.0	138.0	540.0	26.0	0.0	1,409.0	375.0	466.0	643.0	651.0	685.0	687.0	1,106.0
% ROW, Public, Etc.	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	40.0%
Net Acres	233.8	235.2	96.6	378.0	18.2	0.0	915.9	243.8	302.9	418.0	423.2	445.3	446.6	663.6
Unit Density	2.5	2.5	2.5	2.5	2.5	2.5	0.8	0.8	0.8	0.5	0.5	0.5	0.5	2.0
Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	211.0	222.0	223.0	1,327.0
Units/Lots Sold-Built	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.0	0.0	0.0	0.0
Net Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	181.0	222.0	223.0	1,327.0
People/Household	2.15	2.15	2.15	2.15	2.15	2.15	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.15
Population Projection	1,255.0	1,264.0	518.0	2,031.0	96.0	0.0	1,440.0	382.0	476.0	436.0	380.0	466.0	468.0	2,853.0
Youth Projection (.45/HH)	263	265	108	425	20	0	309	82	102	94	81	100	100	597

A noteworthy amount of the projected youth population would be generated in the next five years in growth areas in Mitchell, Mount Vernon, and Ethan. In the phases of 2026-2030 and 2031-2035, two areas will contribute significantly to the future youth population. This is mainly due to the areas' larger size in terms of acres. An area in the 2040+ growth area west of

Mitchell may generate a substantial number of children to the area's population. However, the metrics of areas beyond 2040 are not factored into the school building analysis table **(Table 6.11).** It is important to include these areas, however, to illustrate the potential long-term demand for school facilities as they may influence the number and location of those facilities.

Table 6.10
Estimated Youth Population in Mount Vernon & Ethan (2020-2040)

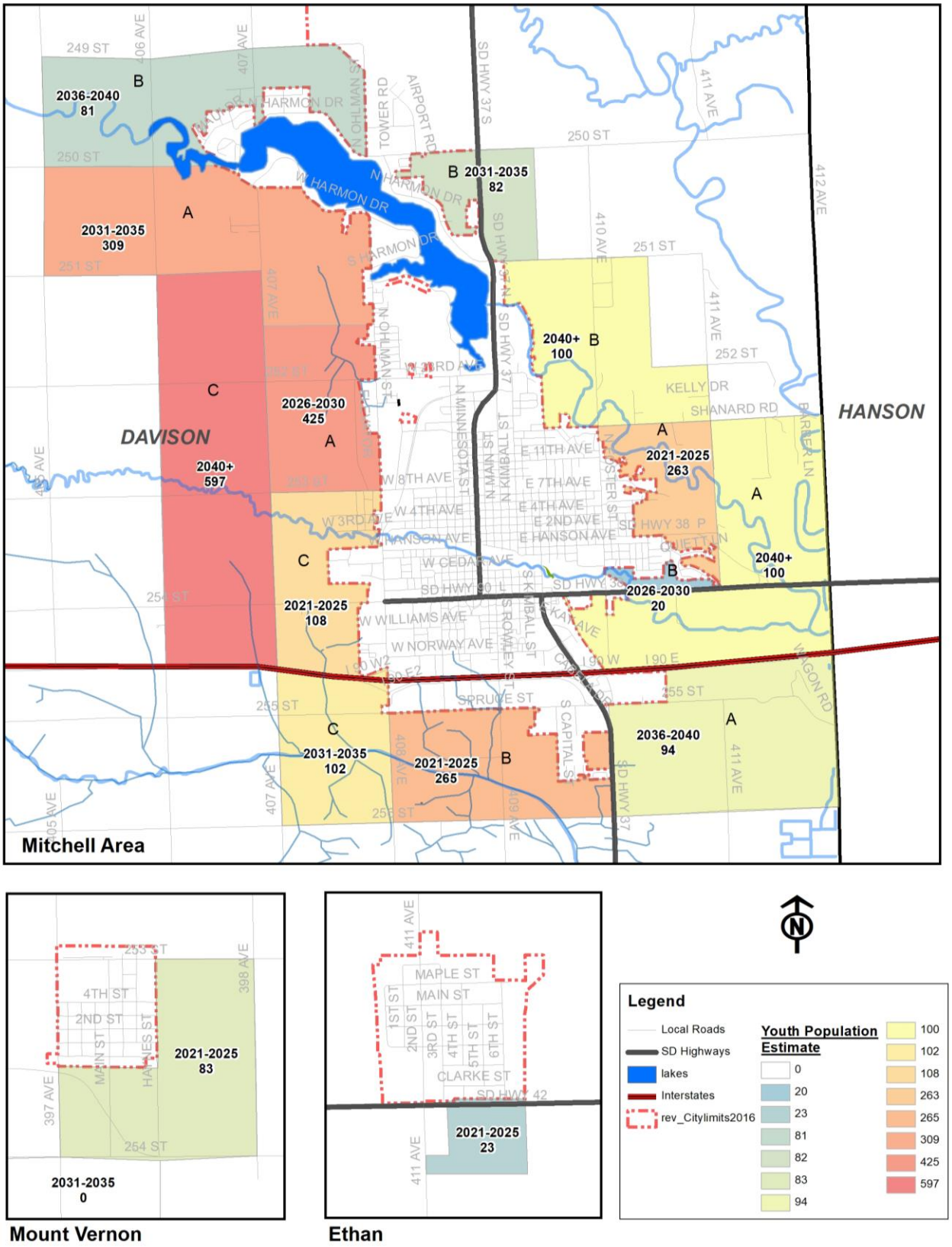
	Mount Vernon	Ethan
Gross Acres	322.0	39.0
Limitations (Acres)	17.0	0.0
Developed Acres	20.0	0.0
Developable Acres	285.0	39.0
% ROW, Public, Etc.	35.0%	35.0%
Net Acres	**185.3**	**25.4**
Unit Density	1.0	2.0
Unit Capacity	185.0	50.0
Units/Lots Sold-Built	0.0	0.0
Net Unit Capacity	**185.0**	**50.0**
People/Household	2.10	2.10
Population Projection	388.0	105.0
Youth Projection (.45/HH)	**83**	**23**

Mount Vernon has prospects for future growth on the south and east side of town. The area may produce 185 housing units between 2021 and 2025 and beyond. Assuming a modest household size and youth generation rate, the area could see 83 youth in the future.

Ethan has set aside an area of about 40 acres that may accommodate future growth. This area may yield 50 housing units and 23 youth.

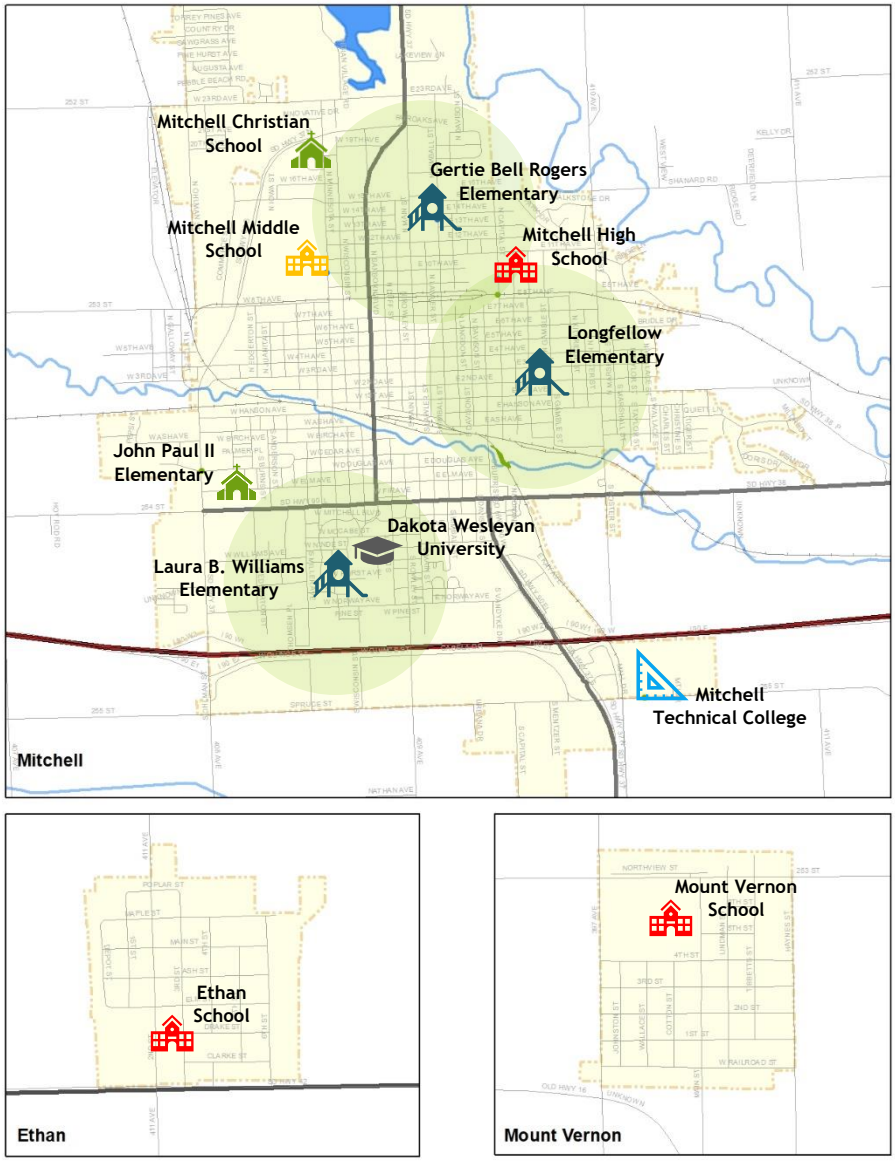
Figure 6.3 shows the areas and phases of growth in Mitchell, Ethan, and Mount Vernon. The areas are shaded and labeled according to the estimated youth population in the growth areas' timeframe. The map reveals that the northern and western areas of Mitchell will generate the most youth by 2040 and beyond. Some areas that appear large geographically show fewer youth. This is due to the lower potential for residential development because of physical limitations, current development and other uses projected for the area.

Figure 6.3, Projected Youth Population in Future Growth Areas



The next step in the planning process includes examining the inventory of existing school locations with respect for their capacity, condition, and accessibility for the distribution of projected future enrollment. Land use plans can address the potential for expanding and otherwise adapting school buildings and sites and also assess the availability and suitability of vacant or renewable land for new sites. A planning task force will need to establish guidelines in terms of enrollment, site size and location, service area, and the type of improvements needed based on building size and condition as well as the need for new buildings. **Figure 6.4** shows the locations of all educational facilities in Mitchell, Ethan, and Mount Vernon.

Figure 6.4, Educational Facility Locations



The number of estimated youths in each growth area were delineated into school-age groups; 5-9, 10-14, and 15-19 years of age. The population for each age group was based on the current population figures for the County and the percentage of each age group is applied to the population projection for each growth area. The resulting populations are then assigned as potential elementary, middle or high school students based on their ages.

The building capacities of the existing school facilities in Mitchell, Ethan and Mount Vernon were analyzed to determine if the existing buildings could accommodate future students. Growth area projections were compared to elementary school service areas in order to assign younger students to the proper school building.

Table 6.11 below shows the current enrollments in Davison County School District facilities and each building's student capacity. The table lists the enrollments compared to the capacities for each school building. The middle column of the table displays the number of estimated students from the growth areas that are assigned to each facility. The columns to the right of the projections illustrate the enrollment and capacity scenarios in 2040 for each school facility.

The column titled "Enrollment to Capacity" shows whether the projected 2040 enrollments at each school building exceed each building's capacity. A positive number indicates over-capacity at the school. A negative number shows that school maintains its capacity to accommodate the projected future enrollment. The final two columns analyze the possible actions to address school capacity issues. If a positive number is shown in the Enrollment/Capacity column, then the additional square footage needed to accommodate the estimated enrollment is calculated based on the following assumptions: 100 square feet per student at elementary schools, 130 square feet per student at middle schools, and 140 square feet per student at high schools.

Table 6.11 - Davison County School Building Analysis

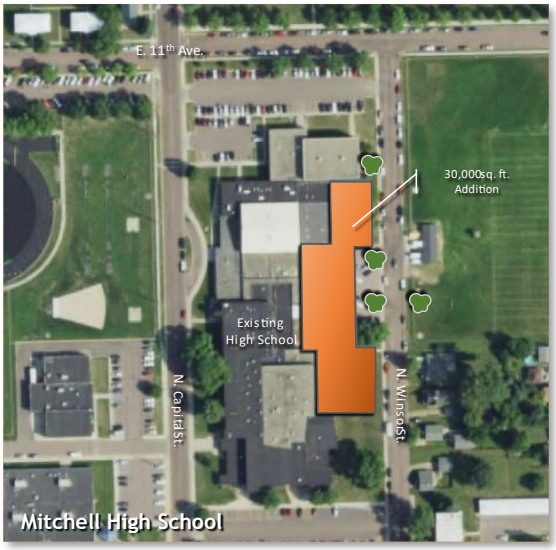
	2020			2020-2040	2040			
	Enrollment	Building Capacities (Students)	Remaining Capacity	Projections Assigned To School	Projected Enrollment	Enrollment to Capacity	New School Needed?	Additional Sq. Ft. Needed
Mitchell Schools								
Elementary								
LB Williams	513	600	87	180	693	93	Possible Addition	9,277
Gertie Bell Rogers	424	500	76	294	718	218	Possible	28,303
Longfellow	347	450	103	91	438	(12)	No	
Middle School	638	800	162	540	1178	378	Possible Addition	49,133
High School	777	1200	423	644	1421	221	Possible Addition	30,983
Ethan and Mount Vernon Schools								
Elementary								
Ethan	150	200	50	8	158	(43)	No	
Mount Vernon	110	125	15	33	143	18	Possible Addition	1,789
Middle School								
Ethan	40	50	10	9	49	(1)	No	
Mount Vernon	53	60	7	25	78	18	Possible Addition	2,363
High School								
Ethan	78	100	22	6	84	(16)	No	
Mount Vernon	67	100	33	25	92	(8)	No	

Source: Planning & Development District III

It is difficult to determine at which point does deficient capacity triggers the need for an entirely new school building. The Mitchell Middle School and High School buildings need enough square feet in order to serve future enrollments that a sizeable addition may be warranted. There are enough projected elementary students in the north and western areas of Mitchell that it may be more economical to construct a new elementary school building to relieve growing pressure on Gertie Bell Rogers Elementary.

If the growth area by Mount Vernon were to build out according to projections, the school district there may need to consider adding space on to the existing school building. The images in **Figure 6.5** are spatial representations of the possible additions to the school buildings referenced in **Table 6.11** above.

Figure 6.5 School Addition Concepts



Post-Secondary Education

Davison County is fortunate to have two distinct alternatives for higher education available to the population base and within a relatively short commuting distance. The City of Mitchell is home to Dakota Wesleyan University and Mitchell Technical College.

In 2017, universities in Mitchell, SD awarded 799 degrees. The student population of Mitchell, SD is skewed towards men, with 1,170 male students and 925 female students. The schools in Mitchell, SD with degrees awarded are Mitchell Technical College (543) and Dakota Wesleyan University (256). The most popular majors in Mitchell, SD are Line worker (82 / 10.3%), Registered Nursing (71 / 8.89%), and Farm & Ranch Management (55 / 6.88%).

Dakota Wesleyan University

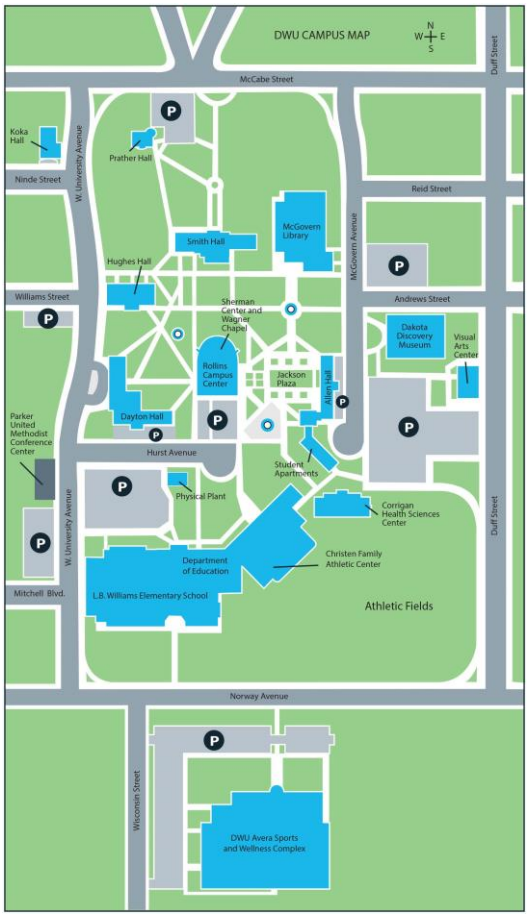
Dakota Wesleyan University is a private 4-year institution sponsored by the Methodist church. The College offers 34 majors through three divisions including:

- Healthcare, Fitness, and Sciences
- Arts and Humanities
- Leadership and Public Service

In addition to the undergraduate degrees, the College offers eleven minors, pre-professional programs in five disciplines and graduate degrees in education. Dakota Wesleyan sponsors a total of seventeen athletic teams from which both male and female students may choose.

Dakota Wesleyan University

The total enrollment at Dakota Wesleyan University, both undergraduate and graduate, is 908 students. The full-time enrollment at Dakota Wesleyan University is 704 and the part-time enrollment is 204. This means that 77.5% of students enrolled at Dakota Wesleyan University are enrolled full-time compared with 80.6% at similar Baccalaureate Colleges.



Dakota Wesleyan University Campus Map

In 2017, the most common bachelor's degree concentration at Dakota Wesleyan University was Registered Nursing with 71 degrees awarded.

The most common jobs for people who hold a degree in one of the 5 most specialized majors at Dakota Wesleyan University are Physicians (394,536 people), Social workers, all other (166,304 people), Elementary & middle school teachers (154,333 people),

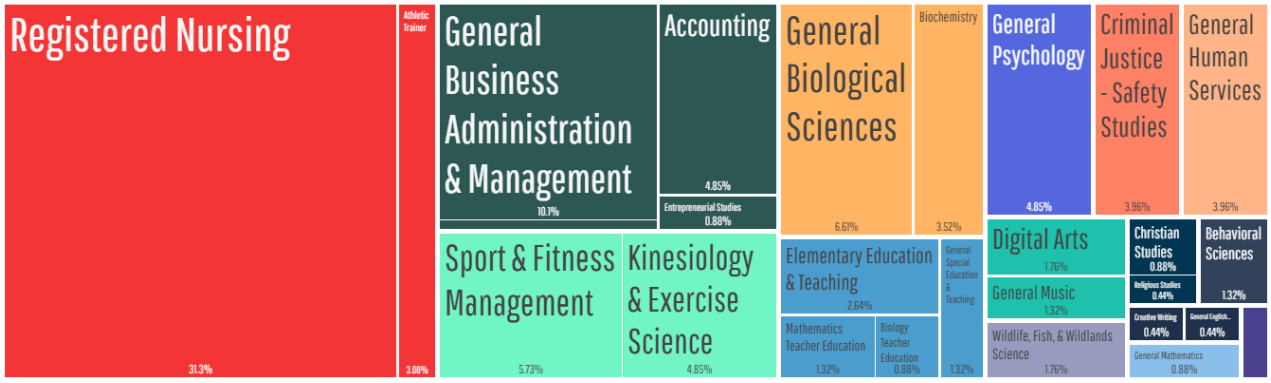
Other managers (149,920 people), and Postsecondary teachers (145,567 people).

The highest paying jobs for people who hold a degree in one of the 5 most specialized majors at Dakota Wesleyan University are Surgeons, Dentists, Physicians, Chief executives & legislators, and Securities, commodities, & financial services sales agents.

The following figure illustrates the percentage of degree recipients from bachelor's degree programs at Dakota Wesleyan University according to their major.

Dakota Wesleyan University Lab

Most Common Degrees Awarded, Dakota Wesleyan University



Source: Data USA

Mitchell Technical College (MTC)

As an alternative to a four-year institution, Mitchell Technical College (MTC) was established in 1968 as part of a state-wide vocational education initiative that includes three other similar institutions. Since its operations began over 15,000 individuals have graduated from MTC. The college is governed by the Mitchell Board of Education and operates within the rules prescribed by the State Board of Education. In addition to governance as required by statutes the institute has established advisory committees consisting of community and regional representatives who provide input and support.

Mitchell Technical College Aerial View

Mitchell Technical College has a total enrollment of 1,187 students. The full-time enrollment at Mitchell Technical Institute is 853 students and the part-time enrollment is 334. This means that 71.9% of students enrolled at Mitchell Technical Institute are enrolled full-time.

Retention rate measures the number of first-time students who began their studies the previous fall and returned to school the following fall. The retention rate for full-time undergraduates at Mitchell Technical College was 81%. Compared with the full-time retention rate at similar Associates Colleges (61%), Mitchell Technical College had a retention rate higher than its peers.

Mitchell Technical College Welding Lab

The most specialized majors across all degree types at Mitchell Technical College, meaning they have significantly more degrees awarded in that concentration than the national average across all institutions, are Construction (145 degrees awarded), Agriculture (127 degrees), and Engineering Technologies (66 degrees).

The most common jobs for people who hold a degree in one of the 5 most specialized majors at Mitchell Technical College are Social workers, all other (154,493 people), Other managers (78,706 people), Elementary & middle school teachers (44,210 people), Construction managers (42,031 people), and Sales representatives, wholesale & manufacturing (28,602 people).

The highest paying jobs for people who hold a degree in one of the 5 most specialized majors at Mitchell Technical College are Physicians, Dentists, Marketing managers, Chief executives & legislators, and Information security analysts.

The most common industries for people who hold a degree in one of the 5 most specialized majors at Mitchell Technical College are Construction (109,049 people), Elementary & secondary schools (108,310 people), Individual & family services (87,109 people), General medical and surgical hospitals, and specialty (except psychiatric and substance abuse) hospitals (69,971 people), and Colleges, universities & professional schools, including junior colleges (66,445 people).

PLANNING CONSIDERATIONS FOR EDUCATION

County Planning Challenges and Opportunities

The following educational issues are expected to arise over the next 10 years.

- ✓ Finding ways to maintain the quality and accessibility of education throughout the county;
- ✓ Supporting adult education and job training opportunities; and
- ✓ Sharing facilities or resources with school districts (example: joint purchases of supplies, vehicle maintenance etc.).

Assumptions

1) Educational opportunities are linked to workforce perceptions and private business investment decisions.
2) Job training initiatives need the active involvement of employers to be successful.

Policy Options

The Davison County Commission could consider the following options in response to the issues.

1) Establish better lines of communication with school boards and administrators; and
2) Support development activities that strengthen the county's education capacity
3) Encourage education providers, at all levels, to engage employers concerning career opportunities and training issues.

Economy

CHAPTER 7

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

Employment and Occupations

Employment statistics are like other areas in that there are industry specific categories or definitions. Four definitions are used in reviewing employment data. **Tables 7.1 and 7.2** detail the employment status within the county, state and comparative counties.

- **Civilian labor force**: All persons age 16 years old and older, classified as employed or unemployed. Persons not included are active duty members of the U.S. Military, students, homemakers, retired workers, seasonal workers not looking for work, inmates, disabled persons, and those doing unpaid family work of less than 15 hours a week.

- **Labor force**: The civilian labor force, consisting of all people age 16 and over classified as employed or unemployed along with members of the U.S. Armed Forces.

- **Employed**: All civilians 16 years old and over who were either at work or had a job but were not at work due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Does not include people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations.

- **Unemployed**: All civilians 16 years old and over are classified as unemployed if they did not have a job or had a job but not working and were actively looking for work during the last 4 weeks, and were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

TABLE 7.1
Employment Status Comparison – 2010, 2020

Entity	Year	Persons Age 16 and Above	In Labor Force	Not In Labor Force	Civilian Labor Force	Employed	Unemployed	Percent	Armed Forces
Beadle	**2010**	13,338	8,703	4,635	8,692	8,417	275	3.2%	11
	2020	13,854	9,115	4,739	9,055	8,847	208	2.3%	60
Brookings	**2010**	23,109	17,251	5,858	17,207	16,369	838	4.9%	44
	2020	28,605	19,981	8,624	19,949	19,167	782	3.9%	32
Davison	**2010**	14,557	9,879	4,678	9,850	9,562	288	2.9%	29
	2020	15,687	10,704	4,983	10,680	10,453	227	2.1%	24
Hughes	**2010**	12,460	9,139	3,321	9,134	8,887	247	2.7%	5
	2020	13,740	9,274	4,466	9,274	9,107	167	1.8%	0
Yankton	**2010**	16,692	11,093	5,599	11,069	10,800	269	2.4%	24
	2020	18,546	12,035	6,511	12,003	11,733	270	2.2%	32
South Dakota	**2010**	577,129	394,945	182,184	391,594	374,373	17,221	4.4%	3,351
	2020	686,885	466,573	220,312	463,888	447,607	16,281	3.5%	2,685

Source: 2010, Census Table DP-03, 2020 ACS

Table 7.1 provides an overview of the labor force, along with an annual overview of the employment status of persons. In 2020 Davison County ranked second in unemployment status compared to four similar South Dakota counties having a higher unemployment rate. In addition, Davison County's unemployment rate was over one point lower than the State average. **Table 7.2** presents unemployment data over a six-year period in biannual increments. Davison County has been replaced by the Mitchell Micropolitan Area and the comparative counties have been replaced with the Sioux Falls Metropolitan Area. Reviewing the Mitchell Micropolitan Area and Sioux Falls MSA data provides an opportunity to compare the Mitchell area to a place experiencing tremendous population and economic growth. The ten-year period of 2010-2020 was a time when Davison County had a slightly lower unemployment rate than the Sioux Falls MSA, despite Sioux Falls' immense dynamics.

TABLE 7.2
Labor Statistics – 2010-2020

Area	Year	Labor Force	Employed	Unemployed	Unemployment Rate
Mitchell Micropolitan Area	2010	10,320	10,070	250	2.4%
	2012	10,740	10,435	305	2.8%
	2014	10,915	10,585	330	3.0%
	2016	12,590	12,156	434	3.4%
	2018	12,542	12,197	345	2.8%
	2020	12,405	12,138	267	2.2%
Sioux Falls Metropolitan Area	2010	128,626	123,578	4,710	2.8%
	2012	132,609	127,096	5,012	2.8%
	2014	136,988	131,590	5,398	2.9%
	2016	140,826	136,245	4,581	3.3%
	2018	145,928	141,543	4,385	3.0%
	2020	150,316	146,413	3,903	2.6%

Source: South Dakota Department of Labor, Labor Market Information Center

Previous information dealt with unemployment while the next section examines the employment base within Davison County. The industry classifications within the following tables are provided by the U.S. Census Bureau and are designed to group similar occupations together for the purpose of statistical analysis. The various classifications have been revised in recent years, which may result in shifts within categories when comparing earlier and more recent data sets. **Table 7.3** identifies the major employment industries within the County as well as their share of the work force. Drastic shifts from year to year may be a statistical issue and should be viewed with caution.

TABLE 7.3
Davison County Employment by Industry - 1980 - 2020

Industry	1980	1990	2000	2010	2020	% Change 1980-2020
Agriculture/Forest/Fish/Mining	662	471	562	635	442	-33.2%
Construction	568	466	723	719	794	39.8%
Manufacturing	770	1,235	1,434	1,235	1,325	72.1%
Wholesale Trade	450	304	321	280	328	-27.1%
Retail Trade	2,000	1,922	1,351	1,608	1,158	-42.1%
Trans., Warehouse, & Utility	385	475	291	250	334	-13.2%
Information	N/A	N/A	249	133	293	17.7%*
Finance/Insurance/Real Estate	448	353	483	378	631	40.8%
Professional Services	311	512	480	575	745	139.5%
Education/Health/Social Services	1,529	1,786	2,131	2,471	2,354	54.0%
Arts, Entertain./Rec./ Accom./Food	N/A	564	741	1,376	1,008	78.7%**
Other	620	N/A	553	443	563	-9.2%
Public Administration	379	279	243	288	478	26.1%
Total	8,124	8,367	9,262	10,391	10,453	28.7%

Source: 2000 Census Table DP-3; 1990 Census CP-2-43 T146; 1980 Census PC80-1-C43 T178
* Percent change since 2000
** Percent change since 1990

The forty-year period between 1980 and 2020 was a time when the agriculture, wholesale trade, and retail trade sectors took a serious downturn in employment numbers within the county. The same period saw significant increases in the construction, manufacturing, financial services, professional services, and educational/health sectors. The data in **Table 7.4** focuses on counties similar to Davison. This type of information compares the economic diversity of one county to others including those who are seeing growth and those who have become stagnant or are receding. Education and health care sectors have the largest share of employment in all but Hughes County. There, public administration accounts for nearly one fourth of employment due to Pierre being the center of state government. Table 59 also shows that manufacturing comprises a decent share of employment in four of the five comparable counties.

TABLE 7.4
Employment by Industry Comparison - 2020

Industrial Classification	Beadle		Brookings		Hughes		Yankton	
	#	%	#	%	#	%	#	%
Agriculture/Forest/Fish/Mining	794	9.0%	1,373	7.2%	554	6.1%	558	4.8%
Construction	519	5.9%	987	5.1%	616	6.8%	451	3.8%
Manufacturing	1,697	19.2%	3,803	19.8%	243	2.7%	2,382	20.3%
Wholesale Trade	340	3.8%	337	1.8%	132	1.4%	263	2.2%
Retail Trade	686	7.8%	1,948	10.2%	779	8.6%	1,571	13.4%
Trans., Warehouse, & Utility	583	6.6%	573	3.0%	350	3.8%	390	3.3%
Information	121	1.4%	178	0.9%	96	1.1%	69	0.6%
Finance/Insurance/Real Estate	508	5.7%	764	4.0%	532	5.8%	1,073	9.1%
Professional Services	446	5.0%	1,274	6.6%	511	5.6%	402	3.4%
Education/Health/Social Services	1,992	22.5%	5,015	26.2%	1,689	18.5%	2,928	25.0%
Arts, Entertain./Rec./Accom./Food	384	4.3%	1,893	9.9%	896	9.8%	725	6.2%
Other	334	3.8%	478	2.5%	367	4.0%	470	4.0%
Public Administration	443	5.0%	544	2.8%	2,342	25.7%	451	3.8%
Total	8,847	8,847	19,167	19,167	9,107	9,107	11,733	11,733

Source: 2020 Census Table DP-3

County Gross Domestic Product

Broadly speaking, there are two main sources of economic growth: Growth in the size of the workforce and growth in the productivity (output per hour worked) of that workforce. Either can increase the overall size of the economy but only strong productivity growth can increase per capita GDP and income. Productivity growth allows people to achieve a higher material standard of living without having to work more hours or to enjoy the same material standard of living while spending fewer hours in the paid labor force.[1]

Gross Domestic Product (GDP) is the market value of goods and services produced by labor and property in the United States. GDP replaced gross national product (GNP) as the primary measure of U.S. production in 1991. GDP can be measured at the county level. **Table 7.5** illustrates county GDP for 2014, 2016, 2018, and 2020 by total industry and selected industries (agriculture, manufacturing and government). The information in the table can provide insight into what industries are contributing to a county's economic growth.

For example, manufacturing contributes significantly to the economies in Brookings and Yankton counties. In Hughes County, however, government and government enterprises provide the base for productivity as it is the home of state government. This is also apparent in Brookings County where South Dakota State University employs a sizeable share of the county's labor force. These industries are most likely the sources for earnings income for their respective counties.

An interesting figure to examine is the percent change in GDP for various industries and how that may contribute to a county's economic growth (or decline). Agriculture has recorded tremendous growth between 2014 and 2020, with GDP growing by over 189% in Davison County. There can be several reasons for the increase; increases in labor force, productivity and income. While the actual GDP figure is still low , agricultural GDP in Yankton County grew by over 1,300%, which can be attributed to investments in value-added industries and generally higher commodity prices.

[1] Economic Growth: Causes, Benefits, and Current Limits, https://www.cbpp.org

Table 7.5; County GDP by Selected Industries; 2014-2020
In Thousands of Dollars ($,000)

	2014	2016	2018	2020	% Change 2014-2020
Beadle County					
All industry total	$818,264	$923,892	$925,175	$931,434	13.8%
Agriculture, forestry, fishing and hunting	$115,060	$113,771	$122,575	$131,220	14.0%
Manufacturing	$152,261	$189,303	$159,884	$135,116	-11.3%
Government and government enterprises	$76,798	$86,501	$100,171	$106,518	38.7%
Brookings County					
All industry total	$1,959,835	$2,221,106	$2,163,732	$2,184,223	11.4%
Agriculture, forestry, fishing and hunting	$169,308	$154,947	$134,188	$134,897	-20.3%
Manufacturing	$635,882	$770,838	$663,051	$678,639	6.7%
Government and government enterprises	$346,410	$363,644	$387,488	$387,910	12.0%
Davison County					
All industry total	$1,045,492	$1,161,741	$1,238,256	$1,190,170	13.8%
Agriculture, forestry, fishing and hunting	$20,304	$60,725	$77,285	$58,834	189.8%
Manufacturing	$193,712	$184,016	$201,647	$176,931	-8.7%
Government and government enterprises	$82,310	$89,323	$98,293	$102,127	24.1%
Hughes County					
All industry total	$1,093,276	$1,097,992	$1,217,291	$1,218,404	11.4%
Agriculture, forestry, fishing and hunting	(D)	$12,417	$22,128	$4,444	-64.2%
Manufacturing	$8,688	$9,915	$5,655	$7,995	-8.0%
Government and government enterprises	$317,015	$330,427	$349,410	$366,913	15.7%
Yankton County					
All industry total	$998,852	$1,126,399	$1,253,441	$1,334,998	33.7%
Agriculture, forestry, fishing and hunting	$3,821	$44,263	$64,072	$56,621	1,381.8%
Manufacturing	$256,306	$281,728	$314,380	$304,404	18.8%
Government and government enterprises	$125,019	$130,584	$143,957	$149,569	19.6%

Source: Bureau of Economic Analysis (BEA)

Table 7.6 is the first table reflecting one change in industry classifications regarding occupations. The table focuses on Davison County occupations for the previous forty years. While there has been a significant downturn in those employed in farming occupations, the level of employed persons in management and professional service occupations has doubled since 1980. Production and transportation occupations have grown by nearly 60% in the past forty years. Several employed in management and production occupations are employed in the same industrial sector, such as manufacturing.

TABLE 7.6
Davison County Occupations - 1980 - 2020

	1980	1990	2000	2010	2019	2020	% Change 1980-2020
Management & Professional Services	1,657	1,847	2,862	3,063	3,439	3,354	102.4%
Service	1,408	1,455	1,609	2,174	2,064	1,671	18.7%
Sales and Office	2,281	2,555	2,415	2,562	2,063	2,323	1.8%
Farming, fishing, and forestry	624	420	140	182	265	316	-49.4%
Construction & Maintenance	1,054	820	943	1,127	1,071	1,061	0.7%
Production & Transportation	1,100	1,270	1,593	1,465	1,776	1,728	57.1%
Total Employed: Age 16 and Above	8,124	8,367	9,879	10,391	10,678	10,453	28.7%

Source: 2000 Census Table DP-3; 1990 Census CP-2-43 T145; 1980 Census PC80-1-C43 T177

The data in **Table 7.7** shows the balance in occupations throughout four comparable counties in South Dakota. The occupational share of the workforce for the four comparable counties is similar with two major exceptions. Hughes County has a significantly higher share of its workforce employed in management and professional occupations (49.9%) than the other counties, due to the fact that several state agencies are housed there. Hughes County has a dramatically lower share of its workforce employed in production and transportation occupations (6.7%) compared to the other counties, which average 20% employment in the production and transportation occupations.

TABLE 7.7
Employment by Occupation Comparison - 2020

	Beadle		Brookings		Hughes		Yankton	
	#	%	#	%	#	%	#	%
Management & Professional Services	2,891	32.7%	7,942	41.4%	4,545	49.9%	4,173	35.6%
Service	1,012	11.4%	3,223	16.8%	1,433	15.7%	1,820	15.5%
Sales and Office	1,765	20.0%	3,216	16.8%	1,725	18.9%	2,480	21.1%
Construction & Maintenance	1,108	12.5%	1,883	9.8%	795	8.7%	950	8.1%
Production & Transportation	2,071	23.4%	2,903	15.1%	609	6.7%	2,310	19.7%
Total Employed: Age 16 and Above	8,847	8,847	19,167	19,167	9,107	9,107	11,733	11,733

Source: 2020 Census Table DP-3

Table 7.8 includes a list of the twelve largest primary employers in Davison County as well as the number of persons employed at each firm. Primary employers are those who provide full time positions which afford opportunities to attract employees. These organizations employ over 3,700 people, over 35% of the persons employed within the county. The top two employers, who represent the health and manufacturing industries, employ nearly 1,500 persons.

TABLE 7.8
Major Employers in Davison County - 2020

Rank	Employer and Place	Product / Service	Employees
1	**Avera Queen of Peace Health Services**	Healthcare	715
2	**Trail King Industries**	Manufacturing of Trailers	775
3	**Mitchell School District**	Education	450
4	**Wal-Mart**	Retail	240
5	**Graphic Packaging**	Color Printed Packaging	240
6	**AKG North America**	Heat Exchangers	220
7	**City of Mitchell**	Government	210
8	**Twin City Fan**	Commercial/Industrial Fans	220
9	**Firesteel Healthcare**	Healthcare	180
10	**Innovative Systems**	Communications Software	170
11	**Lifequest**	Special Needs Clients	157
12	**Vantage Point Solutions**	Communications Engineering	155

In addition to the major employers, Davison County is home to numerous other firms, businesses, or organizations that support a significant employee base. The City of Mitchell employs the equivalent of 210 full time employees (FTE's) when fully staffed. In applying similar employment parameters to Mitchell School District and Wal-Mart, these firms employ 450 and 240 FTE's respectively.

Employment Projections

Table 7.9 provides employment forecasts for Davison County by utilizing "shift-share" methodology. Constant shift projections consider the shift that have been occurring in the local economy over the past few years as compared to the state economy. The constant shift factor is then added to the most recent employment figures. Projection data for future periods was calculated by a constant share theory. This theory assumes that each economic sector will change at the same rate as the sector is projected to change at the State level. The change will result in the community maintaining a constant share of the State's economic activity in each sector.

TABLE 7.9
Davison County Employment Trends and Projections - 2010 - 2040

Sector	2010	2020	2030	2040	2020-2040 Change
Agriculture/Fish/For	607	463	353	269	(194)
Mining/Extraction	28	0	0	0	0
Construction	719	1,171	1,907	3,106	1,935
Manufacturing	1,235	1,517	1,863	2,289	772
Transportation/Communication	221	299	405	547	248
Utilities	29	63	137	297	234
Information	133	159	190	227	68
Wholesale Trade	280	209	156	116	(93)
Retail Trade	1,608	1,309	1,066	867	(442)
Finance & Insurance	340	302	268	238	(64)
Real Estate & Leasing	38	61	98	157	96
Professional, Scientific Services	410	417	424	431	14
Management of Companies	0	0	0	0	0
Admin Support/Waste Management	165	91	50	28	(63)
Education	760	795	832	870	75
Health Care/Social Assistance	1,711	1,512	1,336	1,181	(331)
Arts Entertainment	227	211	196	182	(29)
Accommodation/Food Services	1,149	867	654	494	(373)
Other Services	443	533	641	772	239
Government	288	410	584	831	421
Total	10,391	10,389	11,160	12,904	2,515

Note: Projections are based on Shift[1] and Share[2] analysis comparing Davison County and the State of South Dakota.
Source: 2000 Census DP-3 P.3; 1990 Census CP-2-43 T146

If employment in a particular sector is expected to grow, the amount of land needed to support the additional jobs can be calculated using planning standards for different types of industries. In **Table 7.10**, the acres needed to accommodate the projected jobs by 2040 are listed. Only industries that were projected to increase in employment were analyzed. Therefore, industries such as Mining, Wholesale Trade and Retail were not included in future growth analysis. It should be noted, however, that even though employment may not increase in industries such trade and retail, growth in those industries should be accommodated by existing land and properties in Mitchell, Mount Vernon, and Ethan.

A substantial amount of land will be needed in the next twenty years to accommodate the growth in "other services." Establishments in this sector are primarily engaged in activities such as equipment and machinery repairing, promoting or administering religious activities, advocacy, dry-cleaning and laundry services, personal care services, pet care services, and photofinishing services. A total of 125.54 acres will be needed for future employment in other services. A 20% market adjustment is factored to account for additional growth and a 25% markup is added to account for roads, easements and rights of way.

Other sectors that will need several acres of land include; Information (81.85 acres), Government (60.81 acres) Finance and Insurance (57.72 acres), Arts & Entertainment (47.86 acres), Professional Services (42.46 acres), and Utilities (41.76 acres).

TABLE 7.10
Total New Acres Needed, 2020 - 2040

Industry Sector	Calculated Acres Needed	Market Adjustment (20%)	Roads, ROW (25%)	Total New Acres Needed
Agriculture/Fish/For	-	-	-	-
Mining/Extraction	-	-	-	-
Construction	21.79	4.36	5.45	31.59
Manufacturing	20.02	4.00	5.00	29.02
Transportation/Communication	22.14	4.43	5.54	32.11
Utilities	28.80	5.76	7.20	41.76
Information	56.45	11.29	14.11	81.85
Wholesale Trade	15.26	3.05	3.82	22.13
Retail Trade	-	-	-	-
Finance & Insurance	39.80	7.96	9.95	57.72
Real Estate & Leasing	24.94	4.99	6.23	36.16
Professional, Scientific Services	29.29	5.86	7.32	42.46
Management of Companies	-	-	-	-
Admin Support/Waste Management	-	-	-	-
Education	-	-	-	-
Health Care/Social Assistance	-	-	-	-
Arts Entertainment	33.00	6.60	8.25	47.86
Accommodation/Food Services	-	-	-	-
Other Services	86.58	17.32	21.65	125.54
Government	41.94	8.39	10.48	60.81
Totals	420.00	84.00	105.00	609.01

The projected future employment and employment land use demand in Davison County can be compared to future growth areas to determine whether future employment growth can be accommodated. The number of jobs projected by 2040 through shift-share analysis for Davison County is 12,904, which represents an increase of 2,515 jobs in the next twenty years.

In total, the demand in land for employment may eclipse 600 acres of land over the planning period. **Table 7.11** lays out the land and employment capacities for the future growth areas in Davison County. The growth areas identified by the planning team are areas that are suitable for future development. The timing of various growth phases is determined by each area's proximity to existing development, local infrastructure and community services.

Each area was measured with consideration given to any limitations (wetlands, slope, etc.) and land that has already been developed. Land for road rights of way and other public easements are deducted from the gross amount which leaves the net acres available for land uses such as construction, manufacturing and offices.

<u>2021-2025</u>
Subareas B and C in this period are located in the south and west areas of Mitchell. These areas contain nearly over 270 acres of land that could accommodate development of various types of employment (**Subarea A** is an area primarily targeted for residential development).

The growth area on the east side of Mount Vernon contains over 50 acres of land suitable for employment which, when added to the areas near Mitchell, over 320 acres is available in the immediate term. Using standards for calculating the number of employees that each area could accommodate, this growth phase could accommodate nearly 4,100 jobs.

<u>2026-2030</u>
Table 7.11 shows that growth areas **A and C** in be able to accommodate nearly 3,200 employees and nearly 400 net acres of employment by 2030.

Subarea A is on the western edge of Mitchell and includes the CHS Farmer's Alliance Elevator. This

area could see a mix of industrial and office uses. Future residential land use is factored into this area.

Subarea C is located at the intersection of Interstate 90, Betts Road (403rd Ave), and Old Highway 16 approximately 5 miles west of Mitchell. Central Electric has its headquarters in this area, which has enormous potential for future economic growth.

2031-2035

There are no subareas in the Mitchell area in this phase that are targeted for economic development. This is primarily due to these areas being more suitable for residential land uses or there are enough environmental limitations to make the development of employment areas difficult.

There is a large tract of land which straddles Interstate 90 near Mount Vernon that is suitable for economic development and could accommodate over 1,000 jobs. This area has a similar advantage to the Betts Road Area as the land is well served by transportation infrastructure (railroad and highways). The only limitation in this area is the lack of utilities.

2036-2040

Subarea A in this phase is located in the southeast portion of Mitchell and includes the Schlaffman Farm (the location of the annual DakotaFest Farm Show). 100 acres of the 689-acre area is suitable for economic development, which would yield approximately 1,200 jobs.

2040 and Beyond

There are two subareas identified as potential employment areas for long term development. An area on the east side of Mitchell has several environmental concerns which limits the area's employment capacity.

A large area west of Mitchell, bounded by Interstate 90, 406th Ave, 407th Ave and 251st St has much potential for long term urban development. Of the 2,200 acres in the area, 700 gross acres are suitable for industrial uses while the remainder of the land is geared toward rural residential development.

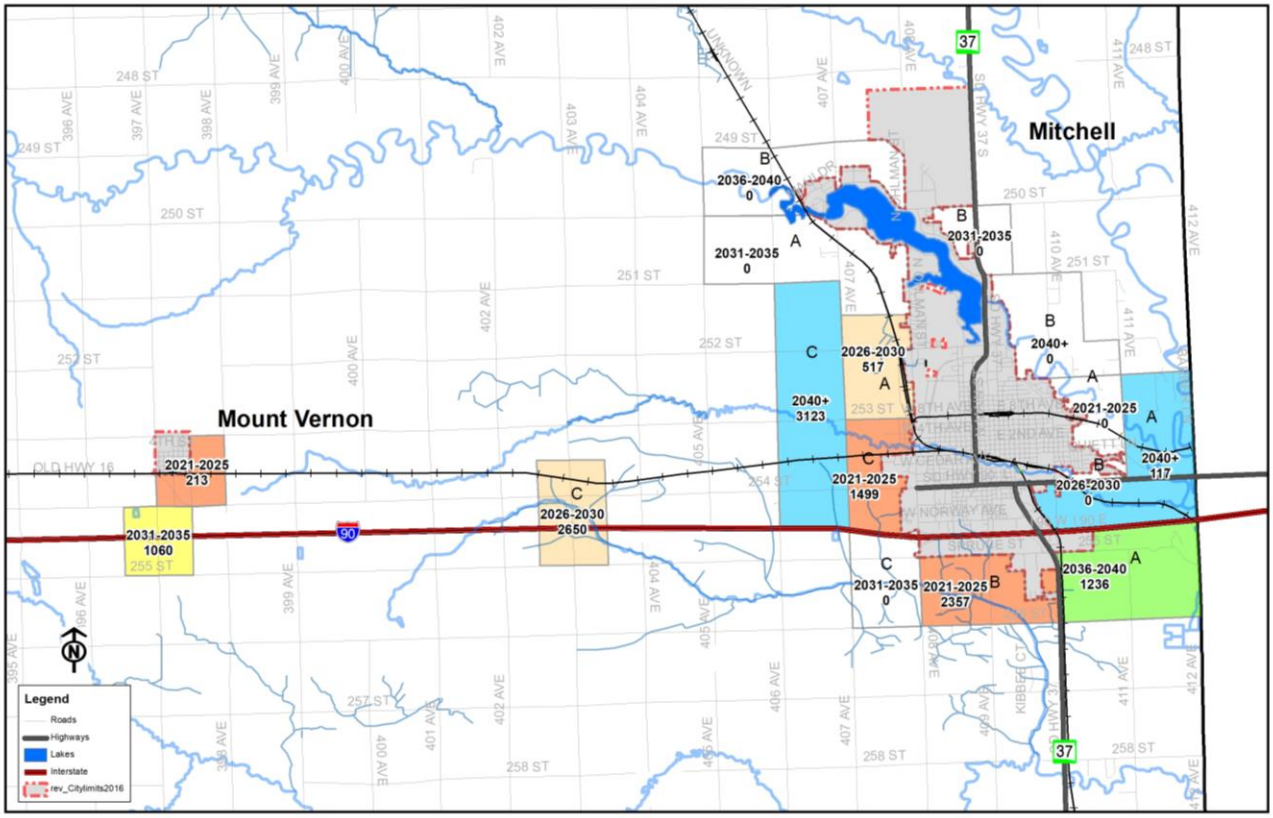
Table 7.11
Growth Area Employment Capacities

Growth Phases	2021-2025			2026-2030			2031-2035			2036-2040		Mount Vernon	Mount Vernon	
Employment Areas	A	B	C	A	B	C	A	B	C	A	B	2021-2025	2031-2035	Totals
Gross Site Area in Acres		443.0	485.0	268.0		955.0				689.0		165.0	624.0	3,629.0
Land Use Concerns		41.0	54.0	15.0		160.0				0.0		0.0	40.0	310.0
Developed Acres		100.0	178.0	108.0		225.0				379.0		64.0	140.0	1,194.0
ROW, Easements		132.9	145.5	170.4		238.7				206.7		49.5	187.2	1,040.9
Net Acres		169.1	107.5	64.6		331.3				103.3		51.5	256.8	1,084.1
Employment Capacity		2,357	1,499	517		2,650				1,236		213	1,060	9,532

Figure 7.1 illustrates the future growth areas that are suitable for future development of industry and commerce. Each shaded area is labeled by the planned timeframe of development and the number of jobs that each area can reasonably accommodate. The primary advantage for most of the areas planned for economic development is their access to transportation services and facilities. The BNSF and MRC railroads are directly adjacent to or bisect the employment areas. Interstate 90, South Dakota Highway 37 and Old Highway 16 directly serve these areas.

In summary, there appears to be enough land designated for economic development to accommodate future industrial & commercial growth and the projected jobs for Davison County.

Figure 7.1 Future Employment Areas, 2020-2040



Commuting

Commuting data includes where people work (including from work from home), when their trip starts, how they get there, and how long it takes. Commuting data helps policy makers and planners make decisions related to transportation infrastructure. Some of the topics included in the American Community Survey data include travel time, means of transportation, time of departure for work, vehicles available, and expenses associated with the commute. The ACS also asks workers about their place of work, the geographic location of their job.

Table 7.12 illustrates the change in commuting patterns in Davison County between 2000 and 2020. Davison County residents who are in the labor force primarily drive alone to work. The percentage of those who drive their own vehicle rose from 78% in 2000 to 84.8% in 2020. The percentage of people who walked to their job decreased from 4.4% in 2000 to 2.8% in 2020.

TABLE 7.12
Davison County Commuting Data - 2000 - 2020

Mode of Transportation	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Workers: Age 16 and Above	9,494		10,209		10,276	
Car, Truck, or Van - Drove Alone	7,408	78.0%	7,777	76.2%	8,715	84.8%
Car, Truck, or Van - Carpooled	988	10.4%	783	7.7%	484	4.7%
Public Transportation and Taxi	21	0.2%	73	0.7%	142	1.4%
Walked	418	4.4%	632	6.2%	289	2.8%
Other	68	0.7%	462	4.5%	198	1.9%
Worked at Home	591	6.2%	482	4.7%	448	4.4%
Mean Travel Time to Work (Min.)	14	(X)	13.2	(X)	12.2	(X)

Source: 2000, 2010, 2020 Census Summary File 3

Analysis of commuting data in South Dakota would not have been heavily considered fifty years ago but **Table 7.13** shows that 11.9% of the workers in Davison County travel 15-20 minutes to work in 2020. The ability of people to go from place to place more efficiently has greatly increased areas for potential labor force. Even though the general public is perceived as being more mobile, the mean travel time to work in Davison County is 12.2 minutes. This is less than half of the national mean travel time of 26.9 minutes.

TABLE 7.13
Davison County Worker Commute Times, 2020

Commute Time	Percent
Less than 10 minutes	48.6%
10 to 14 minutes	25.1%
15 to 19 minutes	11.9%
20 to 24 minutes	5.7%
25 to 29 minutes	1.9%
30 to 34 minutes	1.4%
35 to 44 minutes	0.4%
45 to 59 minutes	0.7%
60 or more minutes	4.3%
Mean travel time to work (minutes)	12.2

Source: ACS, 2020

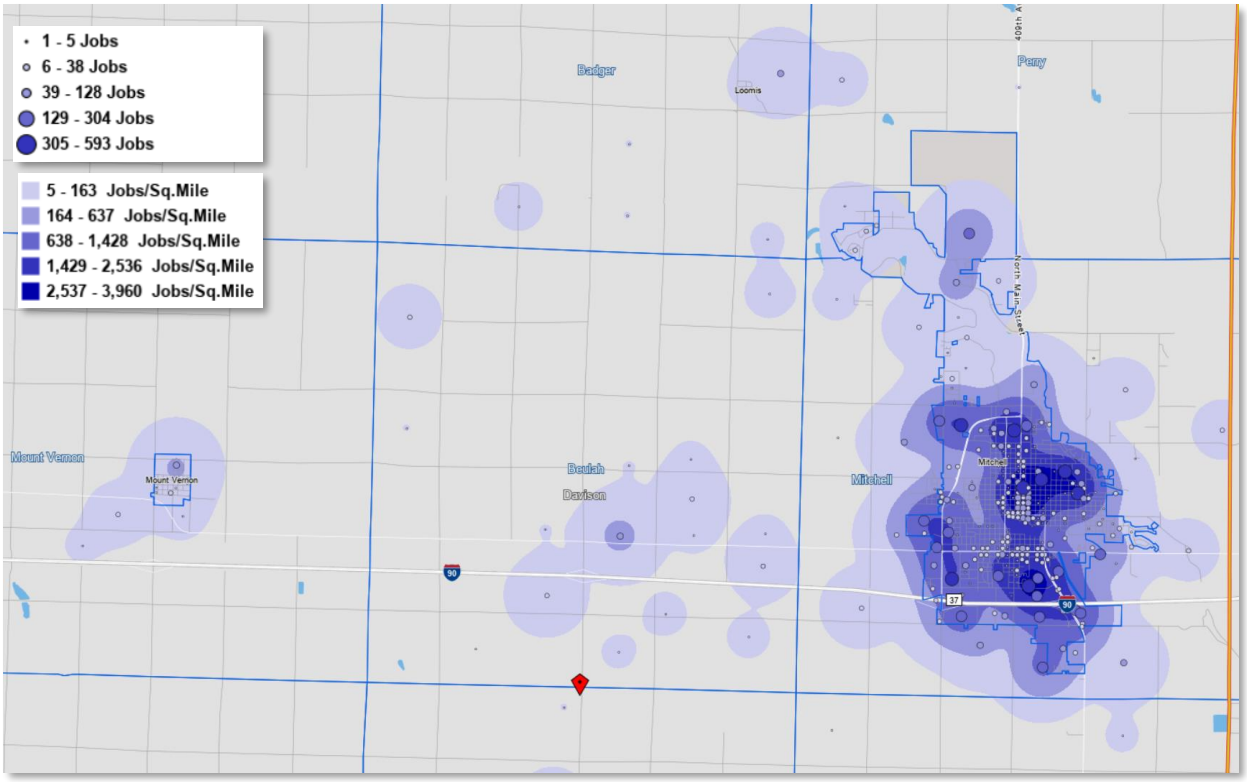
When information about workers' residence location and workplace location are coupled, a *commuting flow* is generated. The origin-destination flow format describes the interconnectedness between communities, including the interchange of people, goods, and services. Commuting flows also help shape the contours of metropolitan and micropolitan statistical areas. Commuting flow estimates are not included among standard annual ACS products, but they are created for other research and product development purposes. For example, flows are created to support the delineation of the state's metropolitan and micropolitan statistical areas.

OnTheMap is an online tool that provides an interface for creating and viewing workforce related maps, demographic profiles, and reports. Additionally, OnTheMap is capable of addressing issues in workforce, transportation, and economic development such as:

- Where workers live who are employed in a specific geographic area
- How specific employment areas compare in terms of worker origin patterns, worker ages, monthly earnings, and industry-sector employment
- The number of workers who live and work within an area, versus those who commute to a nearby city
- The inflow and outflow of workers in a specific area
- The characteristics of workers who commute in, out, and within Davison County and whether the County is primarily a labor force supplier or a magnet for employment.

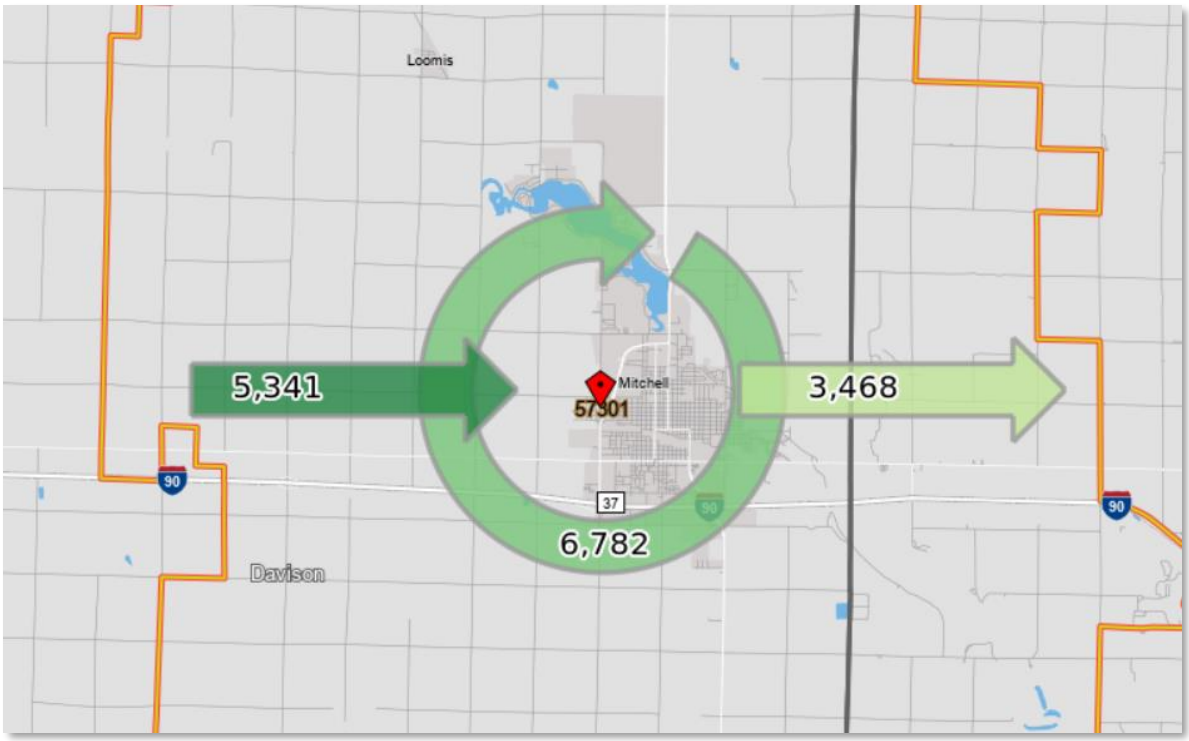
OnTheMap is useful in understanding where jobs are concentrated in Davison County as well as where workers are coming from for those jobs. This data can help visualize spatial commuting patterns. In **Figure 7.2**, jobs are concentrated in the core/downtown area in Mitchell, southeast Mitchell and locations along the South Dakota Highway 37 Bypass in Mitchell. There are also concentrations of jobs near the Betts Road interchange and near the Mitchell Airport. The common factor in the locations of job clusters is their proximity to transportation infrastructure (interstate, highway, rail, airport).

Figure 7.2, Davison County Job Concentrations



For the purposes of this analysis, worker inflow – outflow was analyzed for the 57301-zip code. This would encompass all of Mitchell plus surrounding sections and townships.

Figure 7.3, 57301 Zip Code Worker Flows



In **Figure 7.3** above, worker flow dynamics are symbolized by the green arrows. Workers employed **in** the 57301 area but living outside the area are represented by the dark green arrow entering the city. Workers employed **outside** the area but living in the 57301-zip code are represented by the light green arrow leaving the city. Workers that live **and** work in the 57301 zip code are represented by the circular arrow surrounding the selection marker. The arrows are labeled with the count of workers involved in each type of flow. The Mitchell 57301 zip code area can be considered an employment center based on the fact that more workers come from outside the area to their place of employment than those workers who leave the area to go to work.

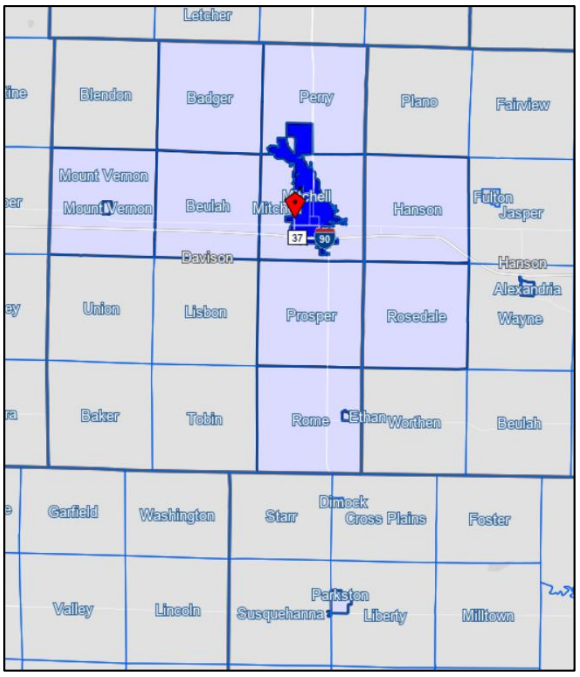
Jobs Counts by County Subdivisions
Where Workers Live - All Jobs

Table 7.14
Home Destinations for Employees in 57301 Zip Code

	Count	Share
Mitchell city (Davison, SD)	5,841	48.2%
Mitchell UT (Davison, SD)	367	3.0%
Sioux Falls city (Minnehaha, SD)	351	2.9%
Huron city (Beadle, SD)	203	1.7%
Prosper township (Davison, SD)	201	1.7%
Aberdeen city (Brown, SD)	189	1.6%
Parkston city (Hutchinson, SD)	157	1.3%
Mount Vernon city (Davison, SD)	133	1.1%
Watertown city (Codington, SD)	124	1.0%
Perry township (Davison, SD)	107	0.9%

Table 7.14 above lists the top 10 county subdivisions where workers employed in the 57301 zip code live. **Figure 7.4** at the right shows the locations of the county subdivisions (with the exception of Sioux Falls, Huron, Watertown, and Aberdeen) where workers in the 57301 zip code live. The map indicates a pattern of workers that live along or near the SD Highway 37 and US Interstate 90 corridors near Mitchell.

Figure 7.4
Top Home Destinations by County Subdivision



Income

There are several factors to consider in obtaining an accurate understanding of local population characteristics. One of these items is wealth or income. Wealth is affected by numerous variables, but for the majority of the population it is directly tied to income, which is influenced by employment. Income in a community can be measured primarily in three ways; **per capita, household and family income**.

Per capita income is the mean income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population.

Household income is the sum of the income of all people 15 years and older living in the household. A household includes related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household.

Family income is the sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

The three measures of income are presented in **Tables 7.15-7.17**. All three income measures include income data from 2000, 2010 and 2020 for Davison County and the comparable areas. The 2000-2020 percentage change in income for each area is calculated as well as the percentage difference between the lowest and highest values for each year.

Table 7.15; Per Capita Income; 2000-2020

	2000	2010	2020	% Change
Beadle	$17,832	$23,409	$27,898	56.4%
Brookings	$17,586	$20,995	$28,867	64.1%
Davison	$17,879	$22,794	$30,006	67.8%
Hughes	$20,689	$28,236	$34,271	65.6%
Yankton	$17,312	$24,776	$32,804	89.5%
South Dakota	$17,562	$24,110	$31,415	78.9%

Table 7.16; Household Income; 2000-2020

	2000	2010	2020	% Change
Beadle	$30,510	$40,716	$53,461	75.2%
Brookings	$35,438	$45,134	$57,471	62.2%
Davison	**$33,476**	**$41,867**	$48,267	44.2%
Hughes	$42,970	$53,501	$69,575	61.9%
Yankton	$35,374	$47,124	$61,878	74.9%
South Dakota	$35,282	$46,369	$59,896	69.8%

Table 7.17; Family Income; 2000-2020

	2000	2010	2020	% Change
Beadle	**$40,596**	**$56,288**	**$64,192**	**58.1%**
Brookings	$48,052	$63,338	$85,362	77.6%
Davison	**$44,357**	**$54,677**	**$75,404**	**70.0%**
Hughes	$51,235	$70,881	$87,087	70.0%
Yankton	**$43,600**	**$62,070**	**$77,707**	**78.2%**
South Dakota	$43,237	$58,958	$77,042	78.2%

Table 7.15 compares Davison County's per capita income data to Beadle, Brookings, Davison, Hughes and Yankton counties as well as South Dakota. Davison County's per capita income increased by

almost 68% between 2000 and 2020 to $30,006. Brookings and Hughes counties' per capita incomes grew similarly over the period. These rates were lower than the rates when compared to Yankton County and the State of South Dakota where per capita income grew by an average of 83% over the period.

Table 7.16 displays household incomes for the counties and the state between 2000 and 2020. The median household income for Davison County grew by only 44% to $48,627, which is a significantly lower growth rate than the other four counties and the state, which averaged 69% growth.

Table 7.17 provides a comparison of the median family incomes within Davison County and the comparable counties and the state for the period of 2000-2020. The median family incomes for the state, Brookings and Yankton counties grew at a higher rate than Davison, Beadle, and Hughes Counties. Davison County's median family income of $75,404 in 2020 was slightly lower than the average of the comparable counties and the state.

Table 7.18 illustrates the sources of income for households in Davison County and the comparable counties as well as the State. The source of household income can inform a community's per capita, household and family incomes. Theory would suggest that an area with a higher percentage of households with earnings income would have a higher median income.

Likewise, a county with a greater share of households with public assistance earnings would have a lower median income. Brookings County has the highest share of households with earnings income (84.3%), which is an important factor in its Gross Domestic Product (GDP). This means that more households are earning salaries and wages. The share of sources of household income in Davison County is statistically comparable to the state. Most households earn wages and salaries in the County.

Table 7.18; Households and Income Sources, 2020

Type of Income	South Dakota	%	Beadle	%	Brookings	%	Davison	%	Hughes	%	Yankton	%
With earnings	279,252	80.3%	5,898	76.8%	11,264	84.3%	6,707	77.5%	6,155	82.3%	7,631	79.8%
Mean	$75,994	(X)	$67,555	(X)	$70,598	(X)	$67,757	(X)	$75,299	(X)	$74,321	(X)
With Social Security	105,700	30.4%	2,346	30.5%	3,075	23.0%	2,769	32.0%	2,296	30.7%	2,956	30.9%
Mean	$19,016	(X)	$18,737	(X)	$19,163	(X)	$17,711	(X)	$19,346	(X)	$19,673	(X)
With retirement income	64,397	18.5%	1,268	16.5%	2,009	15.0%	1,263	14.6%	1,717	23.0%	1,918	20.1%
Mean	$24,020	(X)	$20,221	(X)	$25,011	(X)	$21,885	(X)	$25,880	(X)	$22,680	(X)
With Supplemental Income	13,416	3.9%	192	2.5%	171	1.3%	339	3.9%	272	3.6%	464	4.9%
Mean	$9,571	(X)	$8,613	(X)	$13,483	(X)	$11,201	(X)	$8,307	(X)	$9,985	(X)
With public assistance	7,589	2.2%	189	2.5%	106	0.8%	174	2.0%	141	1.9%	162	1.7%
Mean	$2,741	(X)	$2,673	(X)	$3,106	(X)	$2,214	(X)	$1,606	(X)	$2,779	(X)
With Food Stamp benefits	30,391	8.7%	779	10.1%	594	4.4%	796	9.2%	576	7.7%	615	6.4%

Source: ACS 2020

Household incomes in Davison County compared to the other counties over time is illustrated in **Figures 7.5, 7.6 and 7.7**. Graphically, increases in household incomes over time resemble population pyramids. A "bulge" is noticed in the base year's chart and the bulge is expected to move toward higher numbers in the next chart. In **Figure 7.5**, the percent of households earning between $35,000 and $75,000 seems to swell beyond the other income categories in 2000. This swell shifts to the right at higher income levels **in Figure 7.6** in 2010. The shift appears to conclude in 2020 **(Figure 7.7)** with a swelling of households reporting incomes between $75,000 and $150,000.

Figure 7.5
Household Income Distribution, (%) - 2000

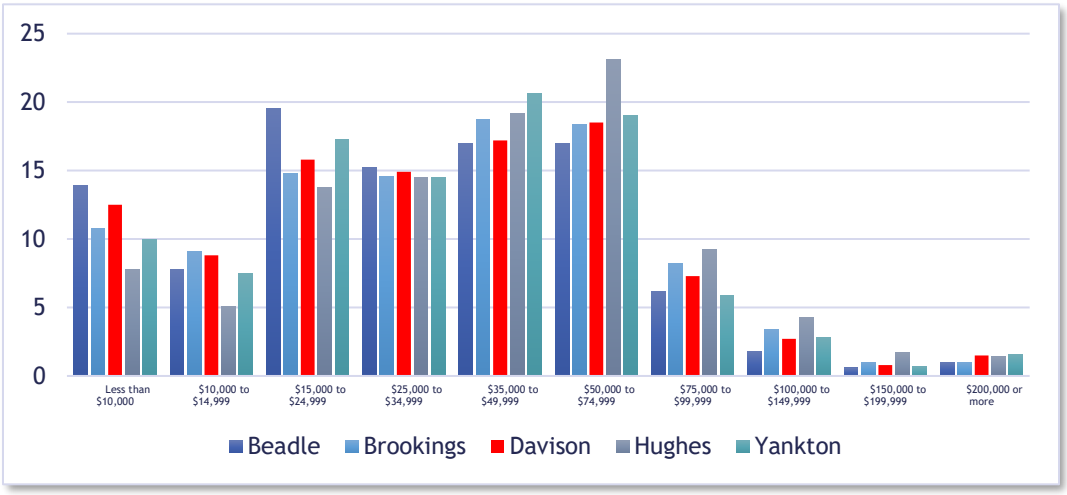


Figure 7.6
Household Income Distribution, (%) - 2010

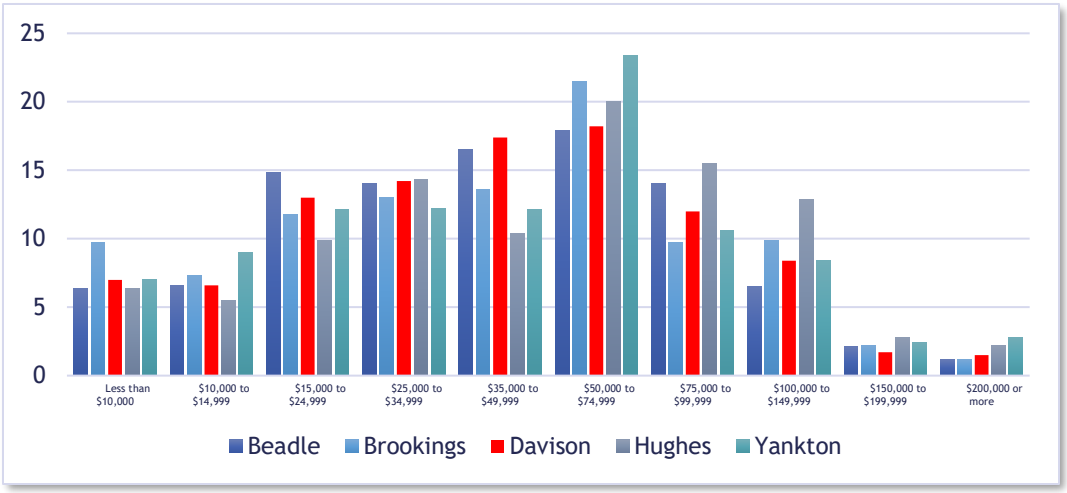
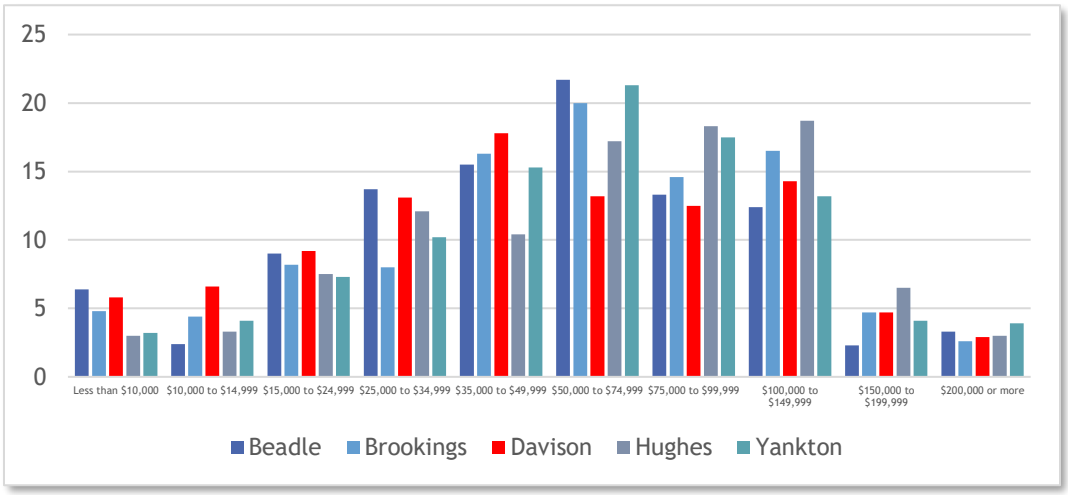


Figure 7.7
Household Income Distribution, (%) - 2020



The primary measurements of the economy for many individuals are jobs and salaries. Therefore, the following tables focus on earnings. The tables present the data by various categories including area of employment, year, region, and position or job description. Some of the data have been categorized by Standard Industrial

Classification or SIC code. **Table 7.19** identifies average salary disbursements for the period of 2014 to 2020 by two year increments. As expected, the average earnings of workers have increased since 2014. A rise in income does not necessarily ensure more wealth and must be considered against other information such as home prices or rental rates. The change in Davison County's average wage per job was average when compared to the other counties and the state between 2014 and 2020, which is also true for the County's average wage per job in 2020 of $44,086.

TABLE 7.19
Average Wage Per Job - 2007-2020

Year	2014	2016	2018	2020	% Change 2014-2020
Beadle	$36,184	$38,761	$40,623	$44,162	22.0%
Brookings	$36,211	$38,760	$40,895	$45,263	25.0%
Davison	$35,403	$37,646	$40,467	$44,086	24.5%
Hughes	$39,549	$42,048	$44,007	$49,222	24.5%
Yankton	$37,227	$39,258	$43,023	$47,319	27.1%
South Dakota	$36,184	$38,761	$40,623	$44,162	22.0%

Source: Bureau of Economic Analysis

The average wage earned for the years 2014, 2016, 2018, and 2020 within the defined employment class for each of the comparative entities are presented in **Table 7.20**. The level of wages can play a factor in attracting people into the labor force in a community. The average annual salary for two of Davison County's base industries, construction and manufacturing, have been competitive in the South Dakota labor market. The salaries for these industries have been instrumental in increased employment and productivity.

TABLE 7.20
Average Annual Salary by Major Industry - 2014 - 2020

Industry Entity	Year	Construction	Educational Services	Health Care and Social Assistance	Mfg.	Wholesale Trade
Beadle	2014	$43,716	--	--	$38,550	$50,549
	2016	$51,274	--	--	$38,908	$53,277
	2018	$51,132	--	--	$41,237	$55,809
	2020	$56,258	--	--	$43,168	$57,771
	% Change	**28.7%**	**--**	**--**	**12.0%**	**14.3%**
Brookings	2014	$47,280	$17,236	$29,475	$53,276	$59,739
	2016	$52,315	$22,803	$32,079	$56,317	$63,841
	2018	$51,583	$16,719	$32,970	$60,403	$68,619
	2020	$49,065	$17,832	$37,282	$67,256	$75,125
	% Change	**3.8%**	**3.5%**	**26.5%**	**26.2%**	**25.8%**
Davison	2014	$44,374	$32,170	$40,663	$45,136	$55,051
	2016	$48,301	$30,359	$44,262	$45,644	$57,175
	2018	$53,602	$32,327	$47,223	$50,701	$58,599
	2020	$55,987	$29,959	$50,343	$53,476	$63,819
	% Change	**26.2%**	**-6.9%**	**23.8%**	**18.5%**	**15.9%**
Hughes	2014	$37,464	$38,018	$44,949	$34,263	$56,159
	2016	$40,977	$43,965	$45,436	$34,690	$58,008
	2018	$42,161	$45,116	$47,683	$36,271	$62,381
	2020	$45,987	$47,137	$56,684	$36,771	$65,954
	% Change	**22.7%**	**24.0%**	**26.1%**	**7.3%**	**17.4%**
Yankton	2014	$35,043	$31,524	$48,106	$45,295	$52,325
	2016	$40,355	$29,054	$51,398	$47,793	$46,789
	2018	$44,269	$30,629	$53,436	$52,511	$51,981
	2020	$47,759	$32,077	$61,605	$55,669	$55,219
	% Change	**36.3%**	**1.8%**	**28.1%**	**22.9%**	**5.5%**

Source: SD Dept of Labor, Labor Market Information Center

Poverty

Salary data represent the income side of a family or household cash flow though without an accurate list of expenses it is difficult to see how a family or household if fairing. The one social indicator with statistical data is poverty related information.

The measure of poverty is an important social indicator that affects not only public perceptions of well-being in a region, but also public policies and programs. The current measure was originally developed in the early 1960s as an indicator of the number and proportion of people with inadequate family incomes for needed consumption of food and other goods and services. At that time, the poverty "line" for a family of four had broad support. Since then, the poverty measure has been widely used for policy formation, program administration, analytical research, and general public understanding.

The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family (and every individual in it) or unrelated individual is considered in poverty. The following tables review poverty statuses within the comparative counties. **Table 7.21** provides and overview of poverty numbers and percentages for the period between 2000 and 2020.

TABLE 7.21
Number and Percent of People in Poverty - 2000 - 2020

Area or Entity	2000 Persons	% Below Poverty	2010 Persons	% Below Poverty	2020 Persons	% Below Poverty
Beadle	1,927	11.9%	2,227	12.8%	2,553	14.2%
Brookings	3,562	14.0%	5,370	16.8%	4,336	13.7%
Davison	**2,068**	**11.5%**	**2,340**	**12.0%**	**2,476**	**13.0%**
Hughes	1,255	8.0%	1,525	9.3%	1,931	11.8%
Yankton	1,920	9.6%	2,378	10.6%	2,123	10.0%
South Dakota	95,900	13.2%	112,357	13.8%	108,863	12.8%

Sources: 2000 Census, CP-2-431994; 1990 Census, CP-2-43; 1980 Census, PC80-1-C43

While the **number** of people in poverty in Davison County increased by 19.7% between 2000 and 2020, the **percent** of people below poverty increased by only 1.5% percentage points.

Poverty affects persons of all ages with the largest impact upon children, thus the need to examine family data. **Table 7.22** provides poverty numbers and percentages for families. The number of families that fall below the poverty level in Davison County increased slightly between 2000 and 2020, from 396 to 411. The percentage of families below the poverty level in Davison County decreased over the period from 8.2% to 7.8%. The percentage of families in poverty consistently remained below the state's level. The number and percentage of families in poverty can be linked to the area's economic performance. For example, Beadle County experienced immigration of people and families from Myanmar (formerly Burma) between 2010 and 2020. The immigrants experienced some difficulty assimilating to life in Huron. This is the primary reason that Beadle County had an increase of over 150 families in poverty between 2010 and 2020.

TABLE 7.22
Families and Percent in Poverty - 2000 - 2020

Area or Entity	2000 Families	% Below Poverty	2010 Families	% Below Poverty	2020 Families	% Below Poverty
Beadle	365	7.9%	316	7.4%	482	10.5%
Brookings	390	6.2%	443	6.9%	412	6.0%
Davison	**396**	**8.2%**	**395**	**7.8%**	**411**	**7.8%**
Hughes	261	6.0%	321	7.1%	375	8.5%
Yankton	357	6.6%	222	4.0%	367	6.2%
South Dakota	18,172	9.3%	18,288	8.8%	17,691	8.1%

Sources: 2000 Census, CP-2-431994; 1990 Census, CP-2-43; 1980 Census, PC80-1-C43

Public Assistance Programs

Another measure of an area's socioeconomic status is a review of participation levels in the Supplemental Nutrition Assistance Program (SNAP) as shown in **Table 7.23**. The SNAP, formerly the Food Stamp Program, helps low-income individuals and families obtain better nutrition through monthly benefits they can use to purchase food. For children, a better diet means better learning in school. For adults, it means better performance on the job or a better foundation for developing job skills that can give them and their families independence. **Table 7.22** identifies 411 families who were categorized as being of poverty status in 2020. **Table 7.23** reports 879 households in Davison County who participated in the food stamp program in 2020.

TABLE 7.23
Households Participating in SNAP - 2014 – 2020

	2014	2016	2018	2020
Beadle	1,299	1,263	1,158	1,027
Brookings	819	769	763	690
Davison	1,045	993	952	879
Hughes	753	712	764	705
Yankton	1,190	1,089	1,014	958

https://datacenter.kidscount.org/data#SD/

The data within **Table 7.24** tracks the Food Stamp Program participation level for the previous six years. The number of persons utilizing the program fluctuates from year to year, but there has been a general decrease in the number of households and persons in the SNAP program in Davison County. The number of participants has a direct relationship to the County's economy and major employment shifts; such as plant closings or layoffs.

TABLE 7.24
Davison County SNAP Participation by Age Group

Age Group	2014	2016	2018	2020
Ages 0-4	322	286	263	216
Ages 5-13	500	457	405	379
Ages 14-17	119	125	101	93

https://datacenter.kidscount.org/data#SD/

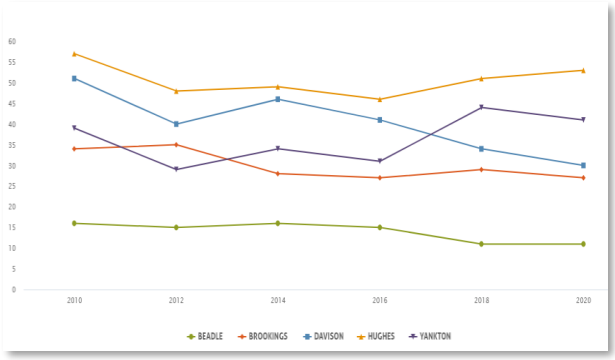
South Dakota Temporary Assistance for Needy Families (TANF) is a temporary public assistance work program administered by the Department of Social Services and the Department of Labor and Regulation. It is designed to provide temporary assistance and economic self-sufficiency for children and families.

TANF is a needs-based program for families with children under age 18 who need financial support because of:

- A death of a parent,
- A parent is absent from the home, or
- Physical or mental incapacity or unemployment of a parent.

TANF provides financial assistance to help pay for food, shelter, utilities, and expenses other than medical costs. According to **Figure 7.8**, the number of families in Davison County that have participated in the TANF program has decreased from nearly 50 in 2014 to just above 30 in 2020. The number of families that participate in the TANF program in Beadle County has remained relatively low compared to the comparable counties.

Figure 7.8
Number of Families Participating in the Temporary Assistance for Needy Families Program (TANF) 2010-2020



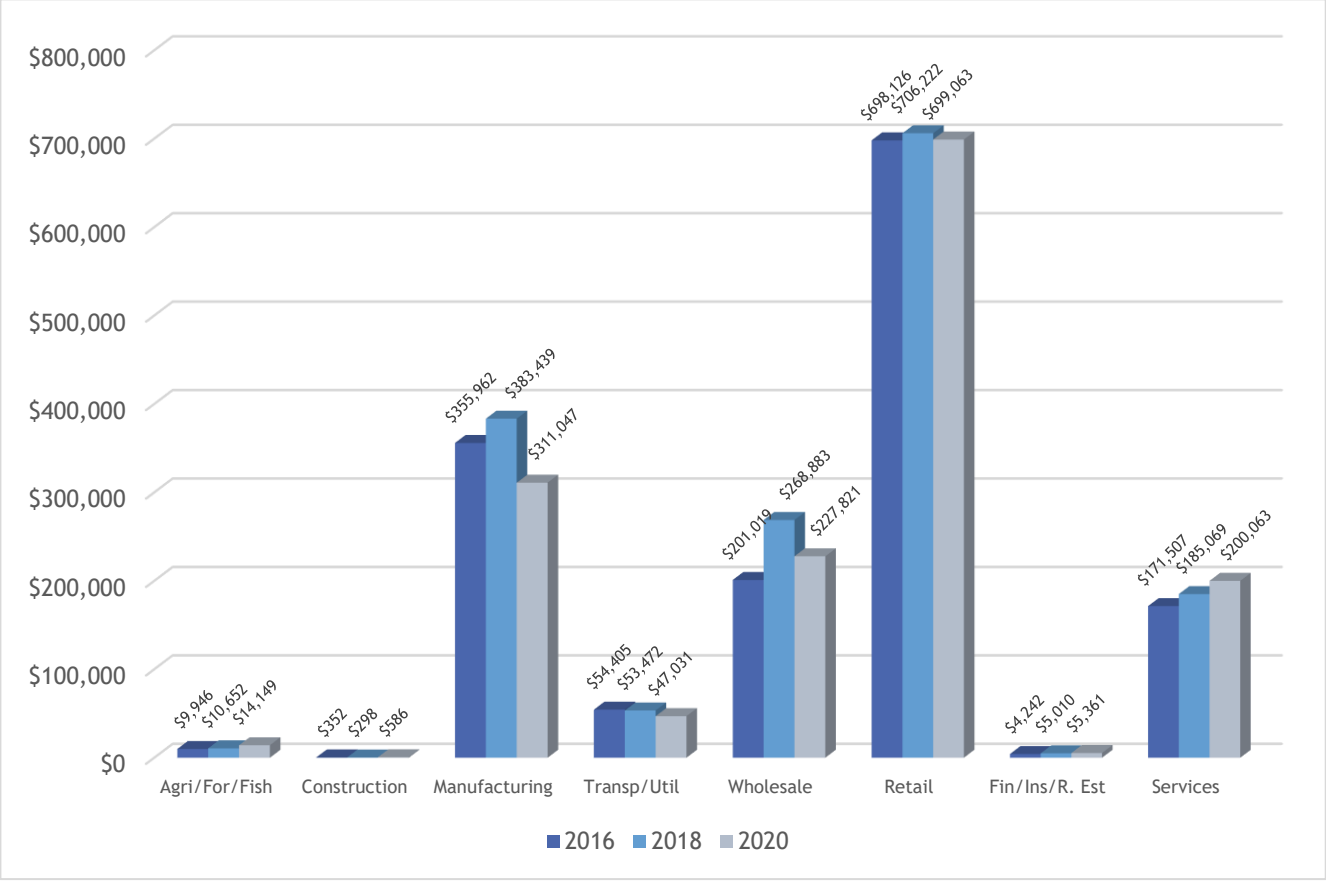
Sales and Tourism

The term "economy" is not autonomous in nature. The economy influences and is influenced by the same issues. The intent of this section is to provide an overview of the economy within Davison County. It will focus on the primary economic activities and factors.

The state of an economy is measured with numerous factors: one of which is sales. Sales may be used to measure the relative "health" of an economy, primarily as it is perceived by the general public. Consumers reflect their confidence in an economy through spending habits.

Figure 7.9 illustrates the recent trends in general gross sales by major industry sector within Davison County between 2016 and 2020. The biggest drivers of sales in Davison County are manufacturing and retail. Gross sales in retail increased slightly by 7.5% while gross sales in manufacturing fell by 12.6%. Sales in wholesale trade increased over 13% between 2016 and 2020.

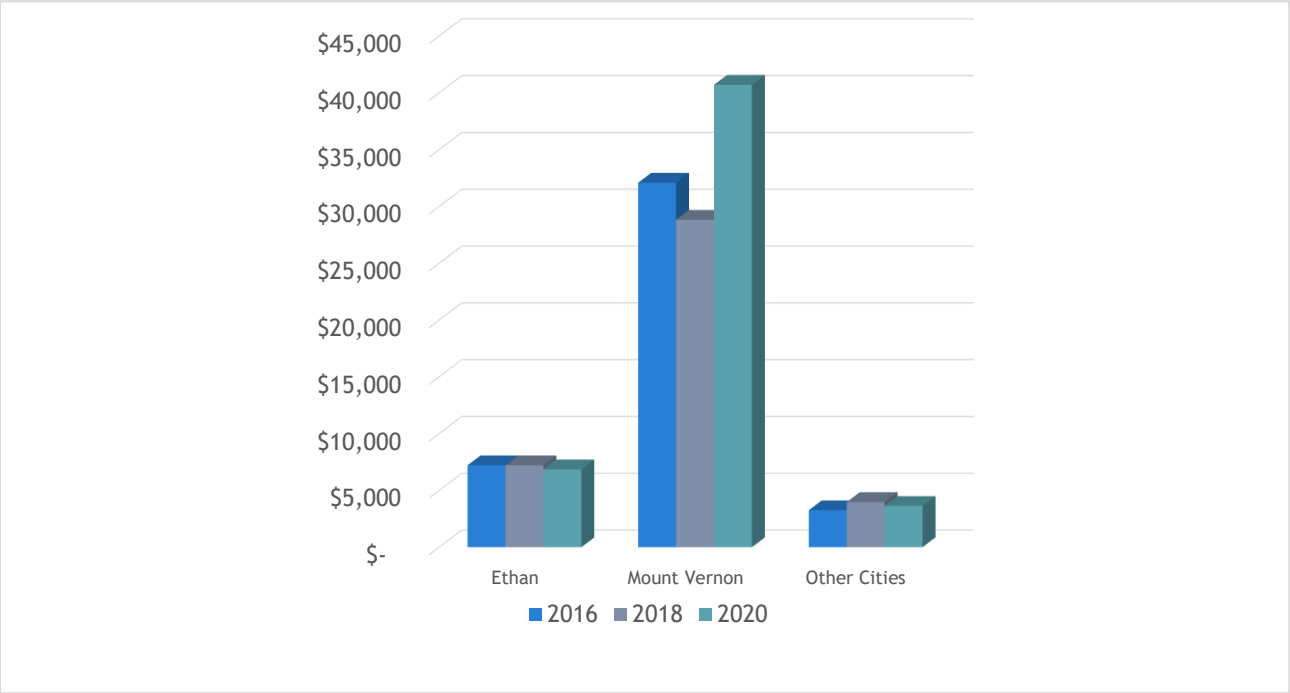
FIGURE 7.9
Davison County – General Gross Sales ($000's)
2016-2020



Source: SD Dept of Revenue, South Dakota Sales and Use Tax Report: 2016-2020

The economy of a county includes all activity within the respective communities as well as the rural areas. The impact of the small towns within the County for the four year period of 2016-2020 shown in **Figure 7.10**.

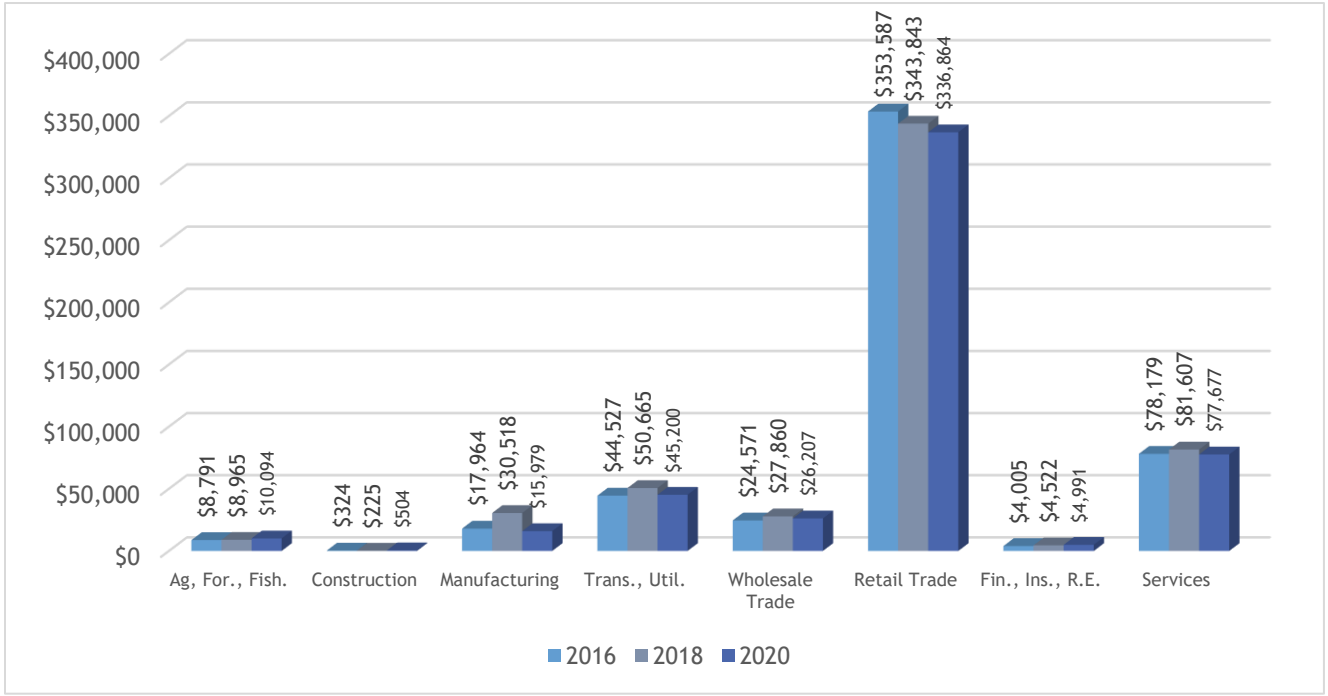
FIGURE 7.10
Davison County -Towns
General Gross Sales ($000's), 2016-2020



Source: SD Dept of Revenue, South Dakota Sales and Use Tax Report :2016-2020

Gross figures provide an overall view of a region's economic vitality. As **Figure 7.11** illustrates, Mitchell is the economic engine of Davison County which drives gross sales. Taxable sales numbers may be more important to the general public, as these figures have a direct impact upon individual residents. **Figure 7.11** illustrates the taxable sales for the four-year period of 2016-2020 within Mitchell.

FIGURE 7.11
Mitchell - Taxable Sales ($000's), 2016-2020



Source: SD Dept. of Revenue, 2016-2020 Sales and Use Tax Report

The impact of retail sales in Mitchell on Davison County's economy becomes apparent when viewing the taxable sales data for the City. In addition to retail sales, the top sectors include services, wholesale, manufacturing and transportation-utilities. These sectors have led in taxable sales in the past and are most likely to continue for the foreseeable future.

In addition to sales figures, the impact of new business start-ups and closings can be significant, especially to the economies of smaller entities. The dynamics of business openings to closings are tracked to indicate the vitality of an economy. The information in **Table 7.25** includes data for the major industry sectors in Davison County for 2016-2019.

The role of entrepreneurs is one of the pillars of the economy. One of the unique characteristics of the U.S. economic system is the freedom to start a business relatively easily and quickly. Indeed, one of the engines of growth is the employment and wages generated by new businesses. It is also an economic reality that businesses close frequently.

The data includes the number of establishments in each sector, the change in the number of establishments from the previous year, and the number of establishment births, exits, and jobs gained or lost from annual establishment expansions and contractions.

Establishment dynamics in each sector have not changed dramatically in the study years. The exception is in the accommodations and food services sector, where the number of establishments increased from 71 to 80 between 2016 and 2019 and there was a net increase of 109 jobs gained in the sector in 2019.

The story of entrepreneurship also entails a never-ending search for new and imaginative ways to combine the factors of production into new methods, processes, technologies, products, or services. These efforts lead to the growth of new businesses, the decline of less productive ones, and the reallocation of resources from less profitable businesses and establishments to more profitable ones

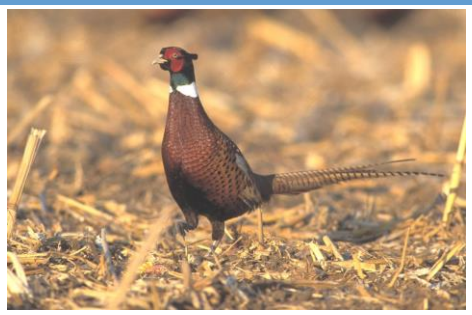
TABLE 7.25
Establishment Changes in Selected Industries

	Period	Establishments	Establishments Born	Establishments Exited	Jobs Added from New & Expanding Establishments	Jobs Lost from Exiting & Contracting Establishments	Net Jobs
Total	**2016**	674	40	49	973	995	-22
	2017	670	43	47	1,007	1,476	-469
	2018	669	35	36	989	909	80
	2019	672	42	40	822	957	-135
Construction	**2016**	62	6	8	90	55	35
	2017	58	4	9	48	87	-39
	2018	55	4	7	100	41	59
	2019	57	9	7	33	88	-55
Manufacturing	**2016**	40	D	D	23	86	-63
	2017	38	0	D	65	242	-177
	2018	36	D	3	241	72	169
	2019	34	0	D	51	79	-28
Wholesale Trade	**2016**	40	5	D	54	42	12
	2017	41	D	D	47	38	9
	2018	41	D	D	50	23	27
	2019	40	D	D	26	76	-50
Retail Trade	**2016**	126	4	5	111	152	-41
	2017	124	6	7	244	392	-148
	2018	118	3	8	138	137	1
	2019	115	D	5	58	164	-106
Transportation and Warehousing	**2016**	28	D	0	8	22	-14
	2017	27	3	4	21	19	2
	2018	26	D	D	10	36	-26
	2019	27	3	D	24	14	10
Professional, Scientific, and Technical Services	**2016**	40	3	3	121	30	91
	2017	42	3	D	36	22	14
	2018	45	3	0	34	18	16
	2019	47	D	0	116	12	104
Health Care and Social Assistance	**2016**	66	D	3	214	177	37
	2017	65	D	D	206	276	-70
	2018	65	0	0	74	228	-154
	2019	70	D	D	114	193	-79
Accommodation and Food Services	**2016**	71	8	9	191	244	-53
	2017	73	6	4	156	210	-54
	2018	73	6	5	157	193	-36
	2019	80	11	5	265	162	103

Source: U.S. Census Bureau, 2019 Business Dynamics Statistics

Outdoor Recreation

Tourism is an important economic activity throughout the State, region, and County. There are numerous organizations such as multi-county and local tourism organizations in addition to the South Dakota Department of Tourism and State Development who actively promote visitor attractions and services. The economic benefits associated with outdoor recreation can be a powerful engine for rural communities across the nation, generating additional spending, supporting and creating jobs, and building future investments in open spaces and recreational areas.



Ring Necked Pheasant

South Dakota's Game, Fish, and Parks (GFP) commissioned a study of fishing, hunting, trapping, wildlife viewing, boating, and state park visitation to estimate the level of activity and economic contributions they make to the state's economy. Drawing from license sales records and survey-based data sources, this report presents economic contributions based on retail spending in South Dakota attributable to these activities. Altogether, the lands, waters and wildlife resources managed by GFP directly served at least 7.5 million people in 2016. In the course of all that activity, participants spent over $1.33 billion in South Dakota.

Figure 7.12 illustrates the concentration of pheasants in southeast South Dakota. This region features an abundant level of pheasants, over 50 birds per square mile, that attract visitors from out-of-state. The richness of pheasants in **Figure 7.12** translates to **Table 7.26,** which shows the impact of pheasant hunting in Davison County. The concentration of hunters in the county has decreased slightly, but total spending from non-resident and resident hunters have generally increased.

Figure 7.12 – Pheasant Harvest per Square Mile

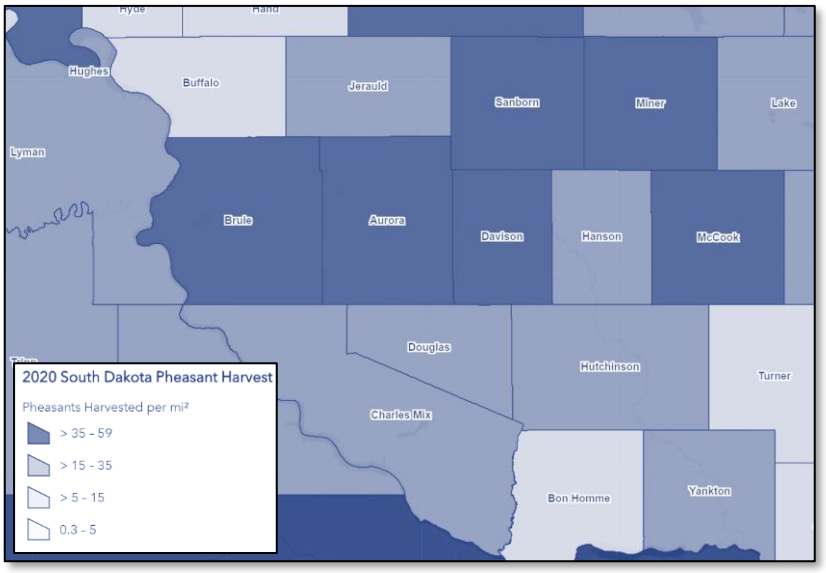


Table 7.26
Pheasant Harvest and Economic Impact; 2020

	Davison	Aurora	Brule	Douglas	Hanson	Hutchinson	Sanborn
Pheasants Harvested by Residents	10,354	16,268	13,322	4,932	7,131	14,752	14,155
Pheasants Harvested by Non-Residents	14,510	22,094	36,997	6,658	3,427	10,900	9,312
Pheasants Harvested per mi²	56.90	53.8	59.48	26.7	24.27	31.51	41.17
Dollars spent by Residents (Millions)	$1.71	$2.35	$2.65	$0.91	$0.77	$2.18	$2.25
Dollars spent by Non-residents (Millions)	$3.59	$4.8	$8.37	$1.38	$1.06	$1.97	$1.97
Total Spending in Millions of Dollars	$5.3	$7.15	$11.02	$2.29	$1.83	$4.15	$4.22

Source: South Dakota Game Fish & Parks

Corn Palace

The World's Only Corn Palace is Mitchell's premier tourist attraction. Some 500,000 tourists come from around the nation each year to see the uniquely designed corn murals. The city's first Corn Palace was built as a way to prove to the world that South Dakota had a healthy agricultural climate.

A Rich History

Eight years before the turn of the 20th century, in 1892 (when Mitchell, South Dakota was a small, 12-year-old city of 3,000 inhabitants) the World's Only Corn Palace was established on the city's Main Street. During it's over 100 years of existence, it has become known worldwide and now attracts more than a half a million visitors annually. The palace was conceived as a gathering place where city residents and their rural neighbors could enjoy a fall festival with extraordinary stage entertainment - a celebration to climax a crop-growing season and harvest. This tradition continues today with the annual Corn Palace Festival held in late August each year.

By 1905 the success of the Corn Palace had been assured and a new Palace was to be built, but this building soon became too small. In 1919, the decision to build a third Corn Palace was made. This one was to be permanent and more purposeful than its predecessors. The present building was completed in 1921, just in time for the Corn Palace Festivities. That winter Mitchell hosted its first boy's state basketball tournament. The building was considered to have the finest basketball arena in the upper Midwest area.

In the 1930's, steps were taken to recapture the artistic decorative features of the building and minarets and kiosks of Moorish design were added restoring the appearance of early day Corn Palace.

The Corn Palace Today

Today, the Corn Palace is more than the home of the festival or a point of interest of tourists. It is a practical structure adaptable to many purposes. Included among its many uses are industrial exhibits, dances, stage shows, meetings, banquets, proms, graduations arena for Mitchell High School and Dakota Wesleyan University as well as district,

The Corn Palace in Mitchell

regional and state basketball tournaments. USA Today named the Corn Palace one of the top 10 places in America for high school basketball.

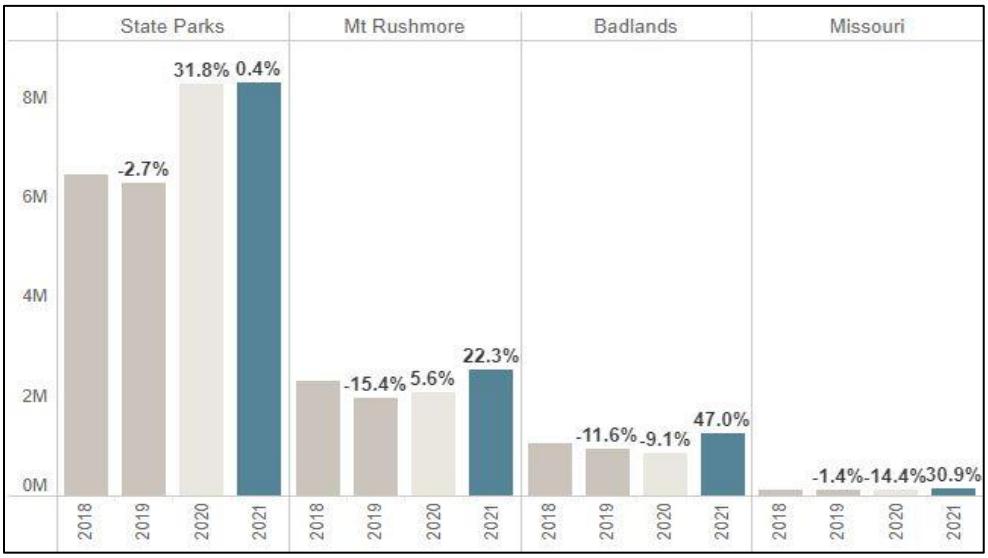
The Palace is redecorated each year with naturally colored corn and other grains and native grasses to make it "the agricultural show-place of the world". A different theme is chosen each year, and murals are designed to reflect that theme. Ear by ear the corn is nailed to the Corn Palace to create a scene. The decorating process usually starts in late May with the removal of the rye and dock. The corn murals are stripped at the end of August and the new ones are completed by the first of October. Just like South Dakota Agriculture, growing condition can affect production of our decorating materials and may delay the decorating process.

Prehistoric Indian Village

Located on the shores of Lake Mitchell, the Mitchell Prehistoric Indian Village is a 1,000 year-old Native American village and the only archaeological site in South Dakota that is open to the public. Guests can watch as archaeologists uncover artifacts in the comfort of the Thomsen Center Archeodome and tour the Boehnen Memorial Museum to see the reconstructed lodge and many of the 1.5 million artifacts. Children can dig for free arrowheads and everyone can learn the art of spear-throwing.

These facilities have resulted in numerous other visitor service businesses such as convenience stores and specialty shops. Communities are viewing conventions as a means of bolstering the "shoulder" tourism seasons (late fall, winter and early spring.)

Figure 7.13
South Dakota Park Visits, 2018-2021



The planning associated with convention events makes community organization essential. Having a local point of contact is vital in competing for even small conventions. The exact impact of tourism upon the local economy is difficult to calculate, yet the South Dakota Department of Tourism has implemented a system to reflect the effect of tourism upon the State, regions, and individual counties.

Figure 7.13 shows the number of visits to various tourism destinations in the state between 2018 and 2021. In spite of the COVID-19 pandemic of 2020, visitation to state parks, national monuments, and the Missouri River increased between 2020 and 2021.

Economic Impact of Regional Tourism

The southeast region, measured by visitor spending, ranks 2nd among the four tourism regions of the state. Nearly $1.6 billion, or 36.3% of the visitor spending in South Dakota - occurs in the Southeast region. 73% of the region's spending is spent in Minnehaha County. Minnehaha County captures 26.6% of all visitor spending state-wide. **Table 7.27** shows the total visitor spending by county in the Southeast region in South Dakota between 2016 and 2021. Visitor spending in Davison County has remained a strong second place in the region, averaging over $100 million per year.

Table 7.27: Visitor Spending in the Southeast Region; 2016-2021 (Millions of Dollars)

County	2016	2017	2018	2019	2020	2021	Percent Change 2020/2021	Share of Region
Bon Homme	$5.19	$4.76	$4.90	$5.27	4.53	5.94	31.2%	0.37%
Clay	$27.65	$28.68	$29.73	$28.89	$21.78	$29.18	33.9%	1.84%
Davison	$107.24	$103.73	$102.56	$106.40	$85.13	$104.23	22.4%	6.57%
Douglas	$3.07	$3.11	$3.23	$3.26	$2.99	$3.31	10.6%	0.21%
Hanson	$3.03	$2.84	$3.56	$3.39	$3.76	$4.30	14.3%	0.27%
Hutchinson	$13.83	$14.13	$14.93	$15.02	$11.31	$13.36	18.1%	0.84%
Lake	$24.76	$26.06	$26.07	$26.58	$24.75	$30.60	23.6%	1.93%
Lincoln	$89.43	$95.10	$87.34	$94.57	$71.53	$83.21	16.3%	5.24%
McCook	$9.31	$9.41	$8.90	$9.07	$7.79	$9.76	25.3%	0.61%
Miner	$4.97	$5.03	$5.32	$4.85	$5.37	$6.34	18.1%	0.40%
Minnehaha	$1,063.03	$1,070.59	$1,125.16	$1,207.23	$873.44	$1,162.55	33.1%	73.27%
Turner	$5.95	$6.02	$5.84	$6.30	$5.05	$6.12	21.2%	0.39%
Union	$48.53	$45.75	$47.91	$45.61	$37.54	$50.35	34.1%	3.17%
Yankton	$69.91	$70.87	$72.33	$74.25	$62.83	$77.51	23.4%	4.88%
Region Total	$1,475.90	$1,486.06	$1,537.78	$1,630.69	$1,217.80	$1,586.74	30.3%	100%
State Total	$3,835.83	$3,883.16	$3,981.61	$4,097.80	$3,343.40	$4,361.03	30.4%	

Source: South Dakota Department of Tourism

Table 7.28 shows the components of visitor spending by county in the Southeast region of South Dakota in 2021. The share of dollars spent on transportation in Davison County is higher than the state, primarily due to the fact that Davison County serves travelers on Interstate 90. The interstate also provides a competitive advantage for lodging and food & beverage sales.

Table 7.28: Visitor Spending Breakdown in the Southeast Region – 2021 (Millions of Dollars)

County	Lodging	F&B	Recreation	Retail	Transport	Total	Growth Rate	State & Local Tax Revenue
Bon Homme	$0.44	$2.12	$0.50	$0.47	$2.41	$5.94	31.2%	$0.57
Clay	$4.09	$9.00	$2.37	$3.51	$10.20	$29.18	33.9%	$2.32
Davison	$19.12	$23.44	$17.81	$21.15	$22.71	$104.23	22.4%	$7.80
Douglas	$0.25	$0.80	$0.21	$0.88	$1.16	$3.31	10.6%	$0.32
Hanson	$0.95	$0.90	$0.56	$0.79	$1.11	$4.30	14.3%	$0.48
Hutchinson	$0.95	$1.49	$1.45	$2.13	$7.35	$13.36	18.1%	$1.11
Lake	$3.51	$10.22	$5.25	$5.63	$5.99	$30.60	23.6%	$2.27
Lincoln	$7.68	$19.89	$16.36	$12.71	$26.57	$83.21	16.3%	$7.06
McCook	$1.45	$1.57	$0.80	$3.59	$2.35	$9.762	5.3%	$0.80
Miner	$1.18	$1.47	$0.63	$1.83	$1.22	$6.34	18.1%	$0.56
Minnehaha	$147.85	$270.86	$161.00	$287.98	$294.86	$1,162.55	33.1%	$80.69
Turner	$0.66	$1.11	$0.57	$1.36	$2.41	$6.12	21.2%	$0.77
Union	$6.97	$11.86	$12.61	$8.64	$10.26	$50.35	34.1%	$3.97
Yankton	$10.43	$23.04	$11.10	$17.41	$15.52	$77.51	23.4%	$5.05
Region	$205.53	$377.77	$231.23	$368.08	$404.13	$1,586.74	30.3%	$113.78
State	$887.54	$998.80	$665.42	$906.79	$902.47	$4,361.03	30.4%	$344.55

Source: South Dakota Department of Tourism

Analysis of tourism's impact on South Dakota starts with actual spending by tourists, but also considers the downstream effects of this injection of spending into the local economy. To determine the total economic impact of tourism in South Dakota, tourism spending is entered into a model of the South Dakota's economy. This model calculates three distinct types of impact: direct, indirect, and induced.

- Travelers create direct economic value within a discreet group of sectors (e.g. recreation, transportation). This supports a relative proportion of jobs, wages, taxes, and GDP within each sector.
- Each directly affected sector also purchases goods and services as inputs (e.g. food wholesalers, utilities) into production. These impacts are called indirect impacts.
- Lastly, the induced impact is generated when employees whose wages are generated either directly or indirectly by tourism, spend those wages in the local economy.

The impacts on business sales, jobs, wages, and taxes are calculated for all three levels of impact. With higher wages paid in the region, 45% of the state's tourism generated labor income goes to employees in the Southeast region. **Table 7.29** shows the economic impact of tourism in the Southeast Region of South Dakota in terms of employment and labor income. The visitor industry occupies 10.3% of the County's economy, which is the largest share of any county in the Region. Davison County's employment levels have contributed over $70 million in direct and indirect labor income.

Table 7.29: Economic Impact of Tourism in the Southeast Region - 2021

	Employment		Share of Region	Share of State	Share of County	Labor Income, (millions)	
	Direct	Indirect				Direct	Indirect
Bon Homme	57	86	0.4%	0.2%	2.7%	$1.22	$2.32
Clay	322	498	2.5%	0.9%	5.7%	$6.05	$11.63
Davison	1,123	1,566	8.0%	2.9%	10.3%	$28.12	$47.70
Douglas	20	32	0.2%	0.1%	1.6%	$0.27	$0.81
Hanson	39	63	0.3%	0.1%	4.1%	$0.90	$2.10
Hutchinson	76	135	0.7%	0.2%	3.0%	$1.29	$3.79
Lake	355	458	2.3%	0.8%	6.3%	$6.31	$10.92
Lincoln	598	894	4.5%	1.6%	2.5%	$13.41	$30.70
McCook	58	91	0.5%	0.2%	3.3%	$1.06	$2.54
Miner	49	75	0.4%	0.1%	5.0%	$0.64	$1.62
Minnehaha	9,604	13,896	70.6%	25.6%	8.7%	$275.74	$518.71
Turner	54	93	0.5%	0.2%	2.2%	$0.95	$2.58
Union	475	629	3.2%	1.2%	4.8%	$11.35	$22.04
Yankton	807	1,170	5.9%	2.2%	7.2%	$17.45	$33.62
Region	13,581	19,687		36.3%		$364.76	$691.07
State	36,907	54,192			9.1%	$960.86	$1,772.62

Source: South Dakota Department of Tourism

Agriculture

While agriculture is not directly identified as a major player in the "employment" or "income" categories, nor listed as a significant generator of taxable sales or jobs, it remains an important part of the state, regional, and local economies.

The United States Department of Agriculture prepares the Census of Agriculture every five years. The latest report contains information from 2017. The following two tables illustrate two significant trends in the agriculture sector. **Table 7.30** illustrates the number of operating farms between 1987 and 2017.

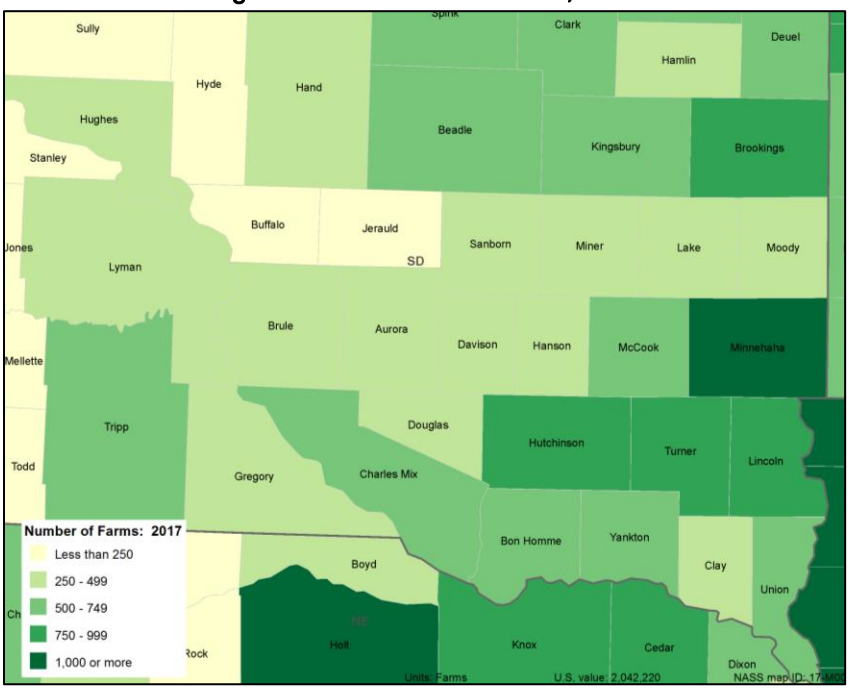
TABLE 7.30
Number of Farms - 1987 - 2017

County	1987	1992	1997	2002	2007	2012	2017
Beadle	872	813	731	728	750	754	744
Brookings	1,004	959	886	962	986	1,023	886
Davison	**464**	**462**	**429**	**481**	**406**	**427**	**463**
Hughes	297	256	287	258	305	338	315
Yankton	733	692	636	690	658	692	610
State	36,376	34,057	31,284	31736	31169	31,989	29,968

Source: USDA-NASS Census of Agriculture 1987-2017

The number of farms per county in 2017 is illustrated in **Figure 7.14**. The map shows the concentration of farms, but not the size of farms. Farms are concentrated in the southeast portion of South Dakota and in western Iowa.

Figure 7.14: Number of Farms, 2017



Source: 2017 Ag Census Web Maps

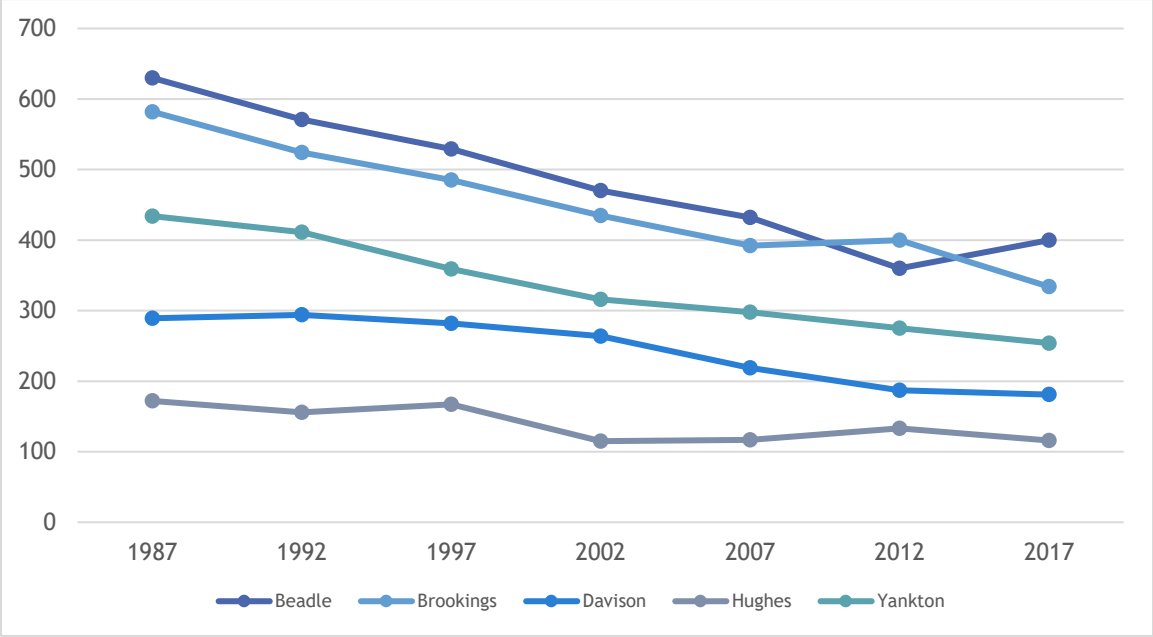
A decrease in the overall farm numbers leads to a decrease in farms raising livestock such as cattle and hogs. The data in **Table 7.31** details the number of farms raising cattle in those counties previously identified as similar to Davison County. **Figure 7.15** graphically supports the data in **Table 7.31**. The declining numbers appear to be a statewide trend.

TABLE 7.31
Number of Farms Raising Cattle - 1969 - 2017

Entity	1987	1992	1997	2002	2007	2012	2017
Beadle	630	571	529	470	432	360	400
Brookings	582	524	485	435	392	400	334
Davison	**289**	**294**	**282**	**264**	**219**	**187**	**181**
Hughes	172	156	167	115	117	**133**	**116**
Yankton	434	411	359	316	298	275	254
State	23,998	22,576	20,502	17,983	15,667	15,583	13,928

Source: USDA-NASS Census of Agriculture 1987-2017

FIGURE 7.15
Farms Raising Cattle



Source: USDA-NASS Census of Agriculture 1987-2017

The downward trend is evident in Davison County where the total number of cattle operations has decreased from a high of 294 in 1992 to a low of 181 in 2017. In the 25 year period between 1992 and 2017, Davison County lost 113 cattle operations, a 38% decrease. During the same time period, the state lost 20,312 operations or 56%.

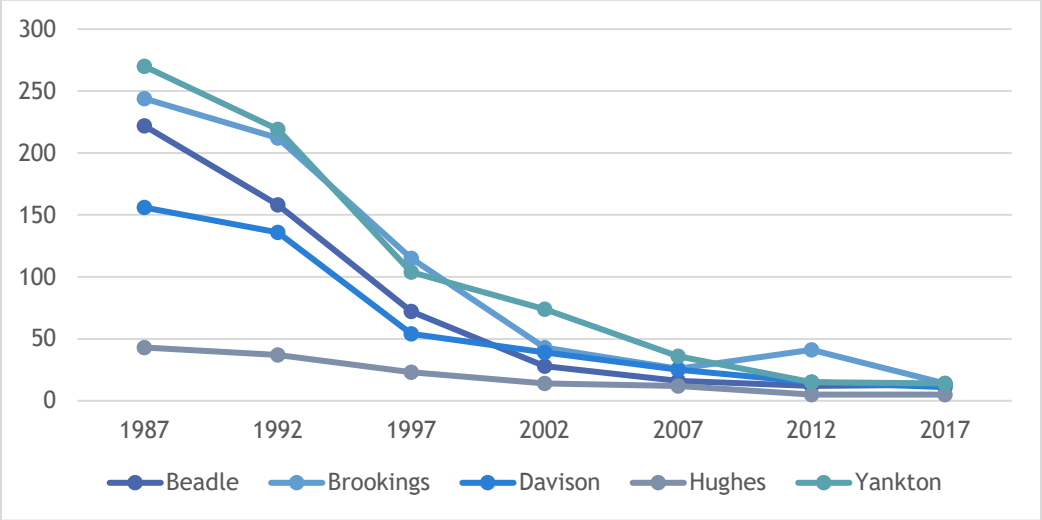
The statistics are even more dramatic when reviewing the number of hog operations lost during the same time frame **(Table 7.32 and Figure 7.16).** Davison County lost 269 hog operations over a forty-year period, effectively reducing the number of producers by 91%. At the same time, the state numbers decreased by 17,184 operations or 95%.

TABLE 7.32
Number of Farms Raising Hogs - 1969 - 2017

Entity	1987	1992	1997	2002	2007	2012	2017
Beadle	222	158	72	28	16	12	13
Brookings	244	212	115	43	26	41	14
Davison	**156**	**136**	**54**	**39**	**25**	**15**	**11**
Hughes	43	37	23	14	12	**5**	**5**
Yankton	270	219	104	74	36	15	14
State	7,906	6,710	2,889	1506	959	681	571

Source: USDA-NASS Census of Agriculture 1987-2017

FIGURE 7.16
Farms Raising Hogs



Source: USDA-NASS Census of Agriculture 1987-2017

The map in **Figure 7.17** showed that most of the counties in eastern South Dakota are similar in size. So, it is logical to conclude that, where more farms are concentrated, the average size of the farms is smaller. Farms in eastern South Dakota are on average 500 or more acres in size. Farms in western Iowa are an average 300 to 500 acres. As the number of farms and hog or cattle operations decreased, the amount of land in farms and cropland has remained fairly steady **(Table 7.33)**.

TABLE 7.33
Average Farm Size - 1987 - 2017

YEARS SURVEYED CATEGORIES	1987	1992	1997	2002	2007	2012	2017
South Dakota - Land In Farms	44,157,503	44,828,124	44,354,880	43,785,079	43,666,403	43,257,079	43,243,742
Davison County - Land In Farms	246,207	270,665	274,474	278,672	279,524	275,291	270,256
South Dakota - Total Cropland	19,641,972	19,582,565	19,355,256	20,318,036	19,094,311	19,147,320	19,813,517
Davison County - Total Cropland	195,344	218,546	215,099	223,040	214,888	210,170	212,393
South Dakota - Avg. Farm Size	1,214	1,316	1,418	1,380	1,401	1,352	1,443
Davison County - Avg. Farm Size	531	586	640	579	688	645	584

Source: USDA-NASS Census of Agriculture 1987-2017

FIGURE 7.17
Average Size of Farms, 2017

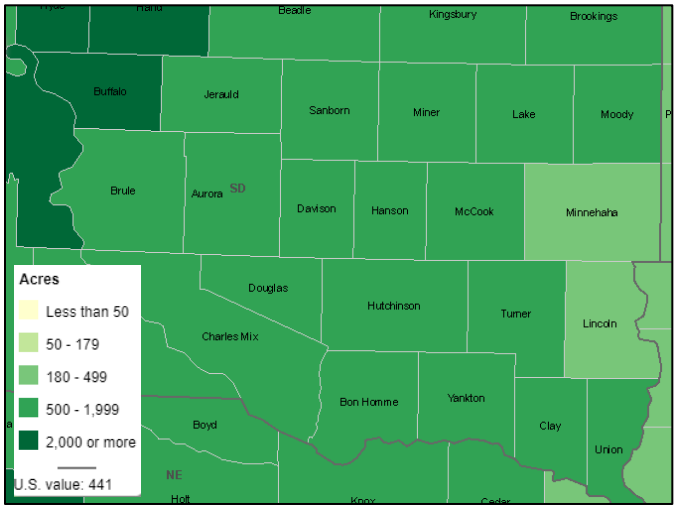
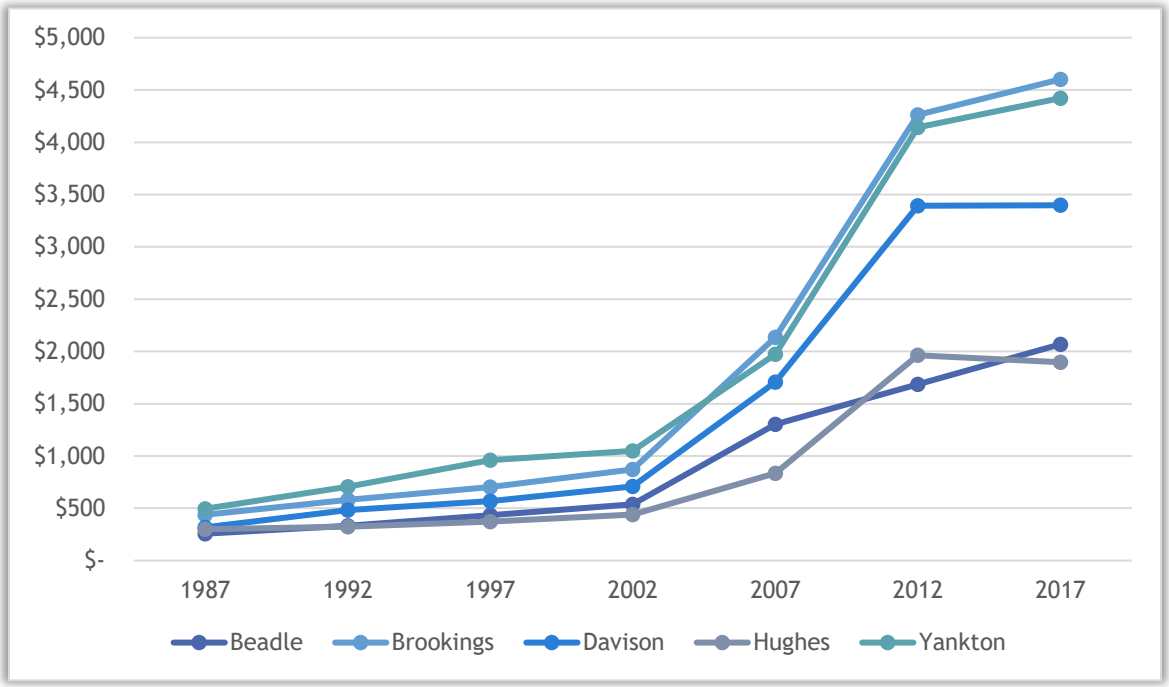


Table 7.33 also shows a general increase in the average farm size in the State and Davison County. The state wide average farm size has increased by 229 acres in 30 years. The same trend is true within Davison County where the average farm size has increased by 53 acres from 531 in 1987 to 584 acres in 2017.

Figure 7.18 details the per acre value of land for the 30-year period ending in 2017. The average per acre value for land and buildings in Davison County increased tenfold over this period from $318 per acre in 1987 to $3,398 per acre in 2017. Values in all of the study counties were very close to each other in 1987. **Figure 7.18** illustrates how several forces (market,

location, productivity) affected the land values over time. The variance in per acre values between the highest valued counties and lowest valued counties increased dramatically from $240 in 1987 to over $2,700 in 2017. Growth in land values in Davison County had kept pace with Brookings and Yankton Counties until 2012, when values appeared to level off.

Figure 7.18
Per Acre Value of Land and Buildings - 1987-2017



Source: USDA-NASS Census of Agriculture 1987-2017

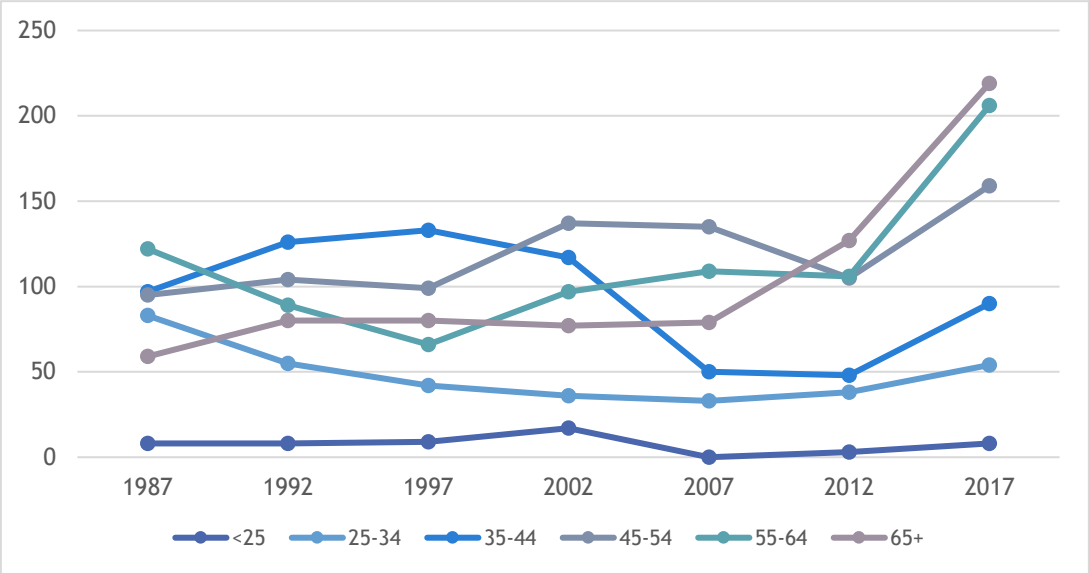
Table 7.34 illustrates that the number of farm operators had decreased in Davison County between 1987 and 2007. More recent data reveals that there has been a dramatic increase in the number of operators in Davison County between 2007 and 2017. An increase in the number of operators in the 25-34 and 35-44 age ranges may represent a transfer of the farm operation from one generation to another.

TABLE 7.34
Farms by Operator Ages - 1987 - 2017

OPERATORS AGE	1987	1992	1997	2002	2007	2012	2017
Davison County - Age <25	8	8	9	17	0	3	8
South Dakota - Age <25	1,146	765	668	414	242	258	675
Davison County - Age 25-34	83	55	42	36	33	38	54
South Dakota - Age 25-34	6,131	4,481	2,916	2,249	2,113	2631	4,496
Davison County - Age 35-44	97	126	133	117	50	48	90
South Dakota - Age 35-44	7,064	7,696	7,461	6,307	4,045	3922	6,205
Davison County - Age 45-54	95	104	99	137	135	105	159
South Dakota - Age 45-54	6,687	6,406	7,232	9,097	8,700	7445	8,139
Davison County - Age 55-65	122	89	66	97	109	106	206
South Dakota - Age 55-65	8,701	7,221	5,822	6,317	7,835	9,182	14,402
Davison County - Age 65 >	59	80	80	77	79	127	219
South Dakota - Age 65 >	6,647	7,488	7,185	7,352	8,234	8,551	14,996
Davison County Total	464	462	429	481	406	605	740
South Dakota Total	36,376	34,057	31,284	31,736	31,169	48,987	49,547

Source: USDA-NASS Census of Agriculture 1987-2017

FIGURE 7.19
Farm Producers by Age in Davison County, 1987-2017



Source: USDA-NASS Census of Agriculture 1987-2017

The downward trend of production agriculture has been documented as to land, farms, and operators. Another measure regards livestock numbers. **Table 7.35** illustrates the number of cattle raised within Davison County, the comparative counties, and the entire state during the 30-year term of 1987-2017.

Hog Production Facility

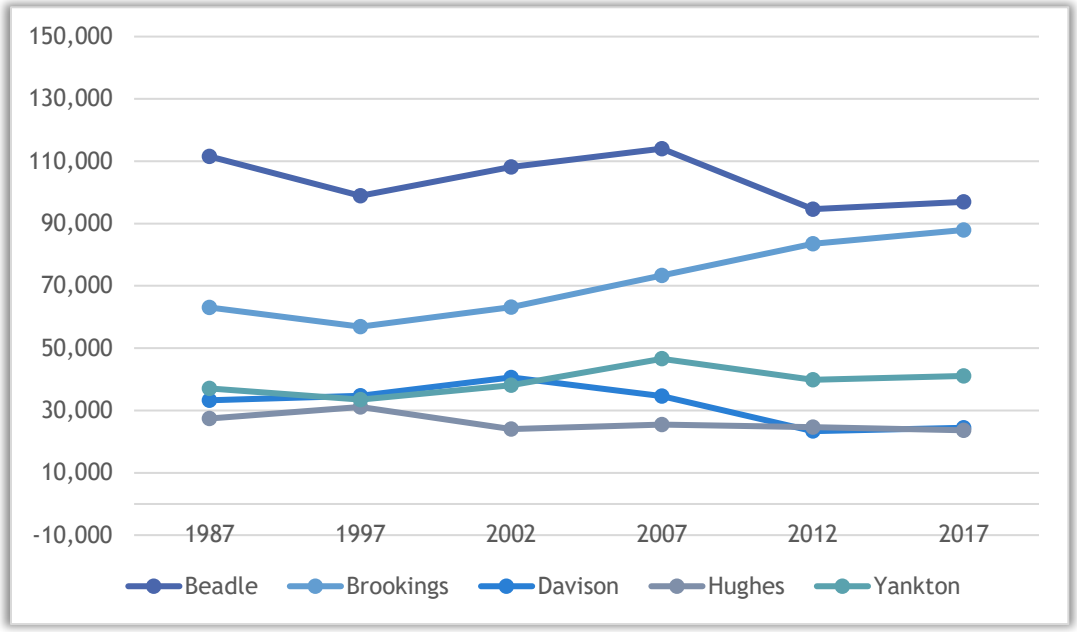
TABLE 7.35
Inventory of Cattle - 1987-2017

	1987	1997	2002	2007	2012	2017
Beadle	111,527	98,920	108,198	114,035	94,623	96,986
Brookings	63,057	56,900	63,145	73,314	83,527	87,936
Davison	**33,314**	**34,720**	**40,620**	**34,615**	**23,371**	**24,399**
Hughes	27,382	31,133	24,047	25,450	**24,617**	**23,654**
Yankton	37,079	33,496	38,067	46,582	39,831	41,091
State	**3,630,200**	**3,723,271**	**3,695,877**	**3,687,728**	**3,893,251**	**3,988,183**

Source: USDA-NASS Census of Agriculture 1987-2017

Figure 7.20 illustrates the data in **Table 7.35** more clearly. Raising cattle has not been a significant element of Davison County agriculture over the past thirty years when compared to the other counties in the study. In 1987 there were 33,314 head of cattle in Davison County, a number which decreased by 8,915 in the past 30 years. This represents a 27% decrease in herd size within the county. The decrease in cattle numbers is significant due to changing agricultural practices the same changes have spurred an increase of hog numbers within the county, peaking at 40,620 in 2002.

Figure 7.20
Inventory of Cattle – 1987-2017



Source: USDA-NASS Census of Agriculture 1987-2017

Table 7.36 documents the trend in hog inventory. Compared to the trends in the inventory of cattle, the inventory of hogs in Davison and the study counties has been erratic between 1987 and 2017. The inconsistent trend in hog inventories is better illustrated in **Figure 7.21.** Several counties have enacted zoning ordinances, particularly in the 1990s and 2000s, in order to manage the growth of the hog industry. The impact of runoff from hog facilities, manure management, and odor control are the primary reasons for counties taking legislative action.

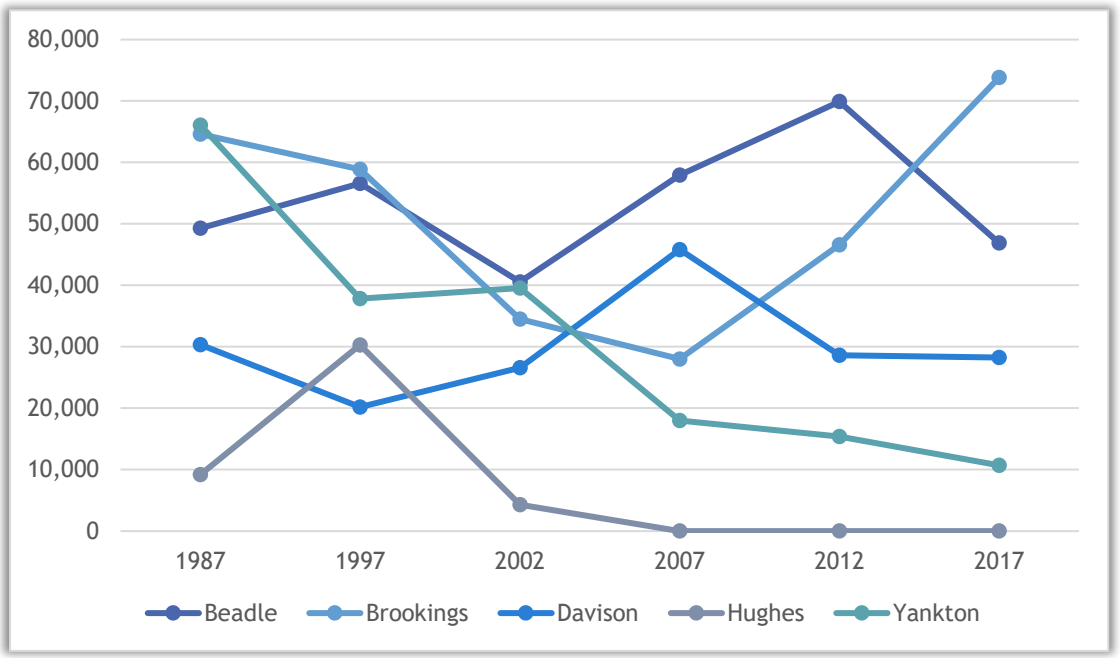
TABLE 7.36
Inventory of Hogs - 1987 - 2017

	1987	1997	2002	2007	2012	2017
Beadle	49,313	56,581	40,569	57,965	69,901	46,901
Brookings	64,601	58,890	34,483	28,015	46,580	73,820
Davison	**30,353**	**20,193**	**26,612**	**45,832**	**28,628**	**28,236**
Hughes	9,192	30,290	4,317	*	*	*
Yankton	66,083	37,823	39,568	17,981	15,405	10,712
State	**1,750,236**	**1,396,326**	**1,375,506**	**1,490,034**	**1,191,162**	**1,560,522**

Source: USDA-NASS Census of Agriculture 1987-2017

Inside a Hog Production Facility

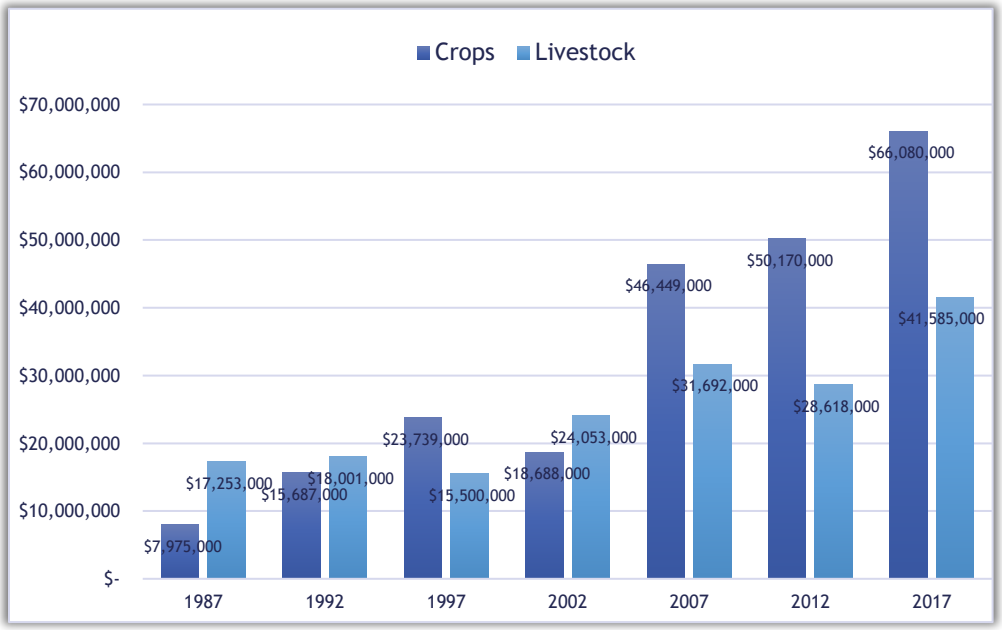
Figure 7.21
Inventory of Hogs - 1987 - 2017



Source: USDA-NASS Census of Agriculture 1987-2017

The data within the previous table examines one year and a multiple of counties whereas the information in **Figure 7.22** illustrates recent agricultural trends in Davison County. The most noticeable trend is the increase in crop production within the County. The reduction in livestock revenues is not as obvious; yet a decrease of $7.2 million in livestock production from 1992-1997 is significant.

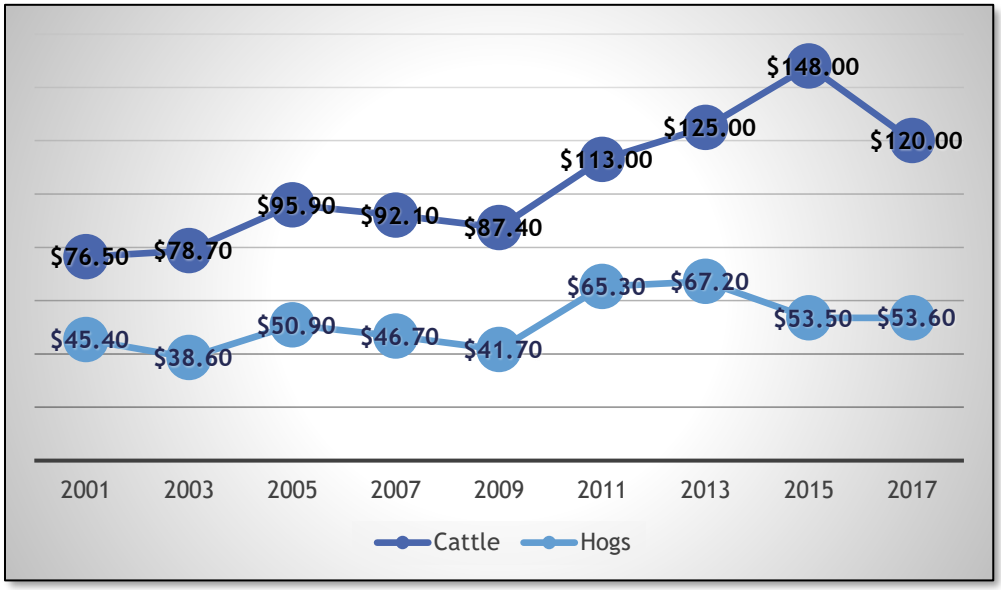
FIGURE 7.22
Value of Agriculture Products in Davison County - 1987 - 2017



Source: USDA-NASS Census of Agriculture 1987-2017

Livestock prices have a huge impact on the agricultural economy as they fluctuate up or down. **Figure 7.23** shows the instability of cattle and hog prices within the county over 16-year period ending in 2017. Any action that would increase the local value of livestock as commodities or "finished products" would assist in stabilizing the markets and have positive impacts on the economy.

FIGURE 7.23
Beef Cattle and Hog Prices; 2001 – 2017



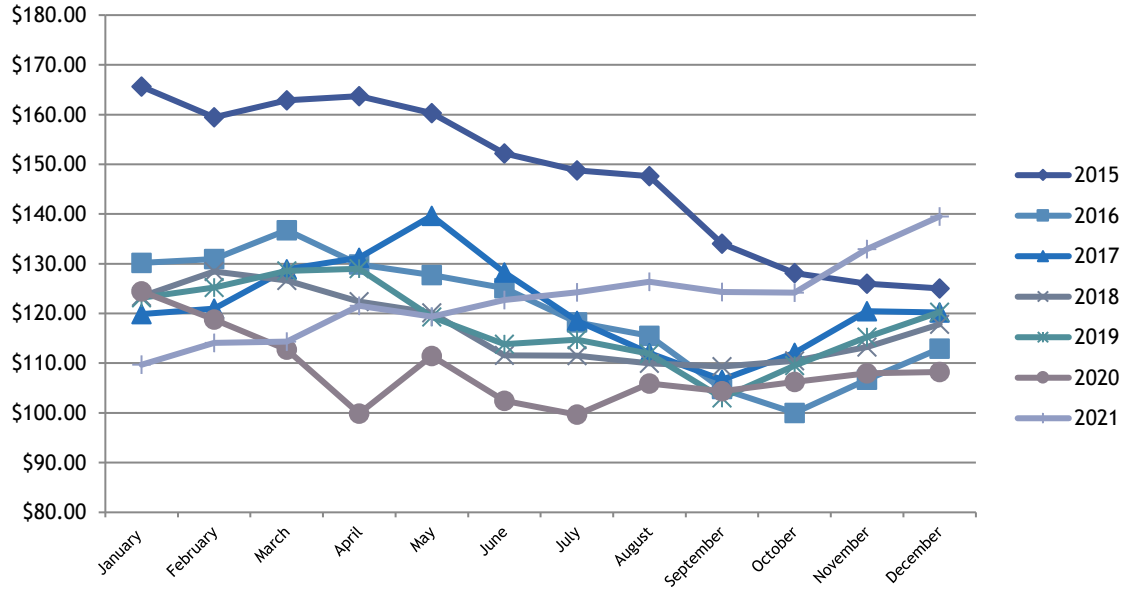
Source: USDA South Dakota Agricultural Statistics Service Annual Bulletins (Prices represent all hogs and beef cattle)

Cattle prices, influenced by changes in cattle slaughter, supplies of other meat and poultry products, demands for cattle for feeding or grazing, and consumer demands for beef, vary over the course of a year. If these changes are repeated from year to year, there may be seasonal patterns of price changes that are somewhat consistent and predictable. Seasonal price patterns may change some over time if there are changes in production technology, industry structure, or other factors that affect production or demand patterns.

Demand for beef is a schedule of quantities consumers are willing, and able, to buy over a range of prices. As would be expected, consumers buy less when prices rise. They buy more when prices fall. Importantly, demand is the entire set of those price and quantity pairs. April-June 2021 saw beef demand rise. Per-capita consumption surged by 9.6% compared to the second quarter of 2020 when COVID-19 related challenges constrained the ability to transform cattle into beef. An almost 10% rise in consumption should have trimmed real retail beef prices by 10.7%, but prices actually only slipped 6.1%. The smaller than expected price decline says demand improved.

July-September 2021 saw 6.0% lower per-capita beef consumption than during the same three months in 2020 and inflation-adjusted retail beef prices rose 5.9%. Price elasticity of demand indicates prices should have risen a bit more, say roughly 9.1%. That means the beef demand index did fall compared to the third quarter of 2020. Still, the beef demand index is among the top quarters in the data series that dates back to 1990. Persistent high retail prices appear to signal strong consumer-level beef demand. Far from wrecking demand. High prices are evidence consumers are "willing, and able, to buy" a relatively high quantity of beef. **Figure 7.24** illustrates the trend in monthly cattle prices between 2015 and 2021.

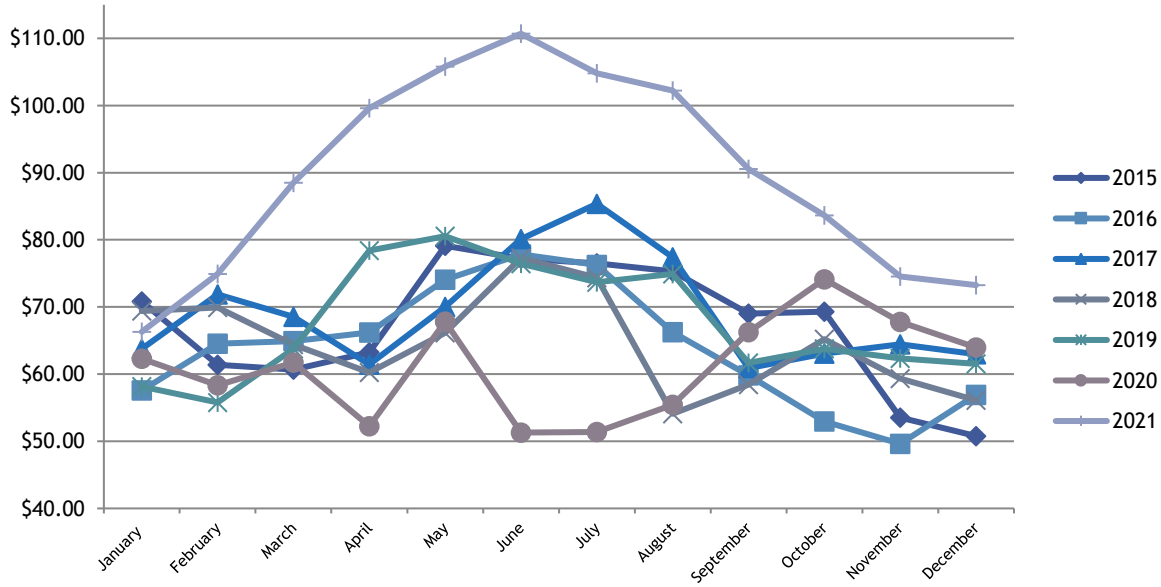
FIGURE 7.24
Historic Cattle Prices, 2015 – 2021



Source: USDA Livestock, Poultry & Grain Market News Division, LM_CT185 Iowa/Minnesota Monthly Weighted Average Cattle Report - Negotiated Purchases

Hog prices have historically shown a somewhat predictable seasonal pattern from month to month that repeats itself annually. Because the pattern is relatively predictable, it can be useful in making production, marketing or pricing decisions. Unpredictable deviations from equilibrium complicate estimating hog and pig inventories. Shocks, such as disease outbreaks, can greatly affect production. Other shocks include natural or other disasters, economic policies, rapid structural changes, new technologies, or other disturbances that cause sudden shifts in hog inventory, whether from the event itself or from producers' responses. COVID-19 brought unparalleled slaughter disruptions in April and May 2020. **Figure 7.25** shows the monthly hog and lamb prices between 2015 and 2021.

FIGURE 7.25
Historic Hog and Lamb Prices, 2015-2021



Source: USDA Livestock, Poultry & Grain Market News Division, LM_HG204 Iowa/Minnesota Daily Direct Prior Day Hog Report Based on State of Origin (prior to January 2021) and LSD_MARS_3458 Daily Direct Prior Day Hog Report (January 2021-December 2021)

Table 7.37 illustrates the impact of agriculture as to cash receipts received by producers for the 2012 and 2017 Census of Agriculture. In Davison County, farmers generated $78.79 million in receipts for 2012. On top of cash receipts, producers received $2.60 million in government payments. In total, it places agriculture as a major player when compared to other sectors of the local economy.

TABLE 7.37
Agriculture Cash Receipts – 2012, 2017

	Crops		Livestock		Total		Government Payments	
	2012	2017	2012	2017	2012	2017	2012	2017
Beadle	$ 190,063,000	$ 167,053,000	$ 110,094,000	$ 128,216,000	$ 300,158,000	$ 295,269,000	$ 7,071,000	$ 12,672,000
Brookings	$ 162,340,000	$ 126,076,000	$ 150,193,000	$ 190,256,000	$ 312,533,000	$ 316,332,000	$ 7,038,000	$ 6,331,000
Davison	$ 50,170,000	$ 66,080,000	$ 28,618,000	$ 41,585,000	$ 78,788,000	$ 107,665,000	$ 2,594,000	$ 4,987,000
Hughes	$ 87,163,000	$ 43,540,000	$ 20,178,000	$ 26,735,000	$ 107,341,000	$ 70,275,000	$ 3,532,000	$ 6,354,000
Yankton	$ 56,866,000	$ 105,817,000	$ 60,560,000	$ 56,561,000	$ 117,426,000	$ 162,378,000	$ 4,604,000	$ 7,994,000

Source: USDA-NASS South Dakota Agriculture 2012, 2017

Davison County ranks fourth out of the five similar sized counties for total cash receipts in 2017. Two of the higher producing counties have been referenced repeatedly in discussing positive examples of growth and development in numerous areas; Brookings County ($316.33 million) and Beadle ($295.27 million). While the impact of agriculture upon the local economy is significant, there remains a resistance to large scale concentrated animal feeding operations. A counter point to the call for increased or more stringent regulation of concentrated animal feeding operations is the need to balance individual property interests such as residential with the current and future practices of agricultural production activities. This must be done to maintain and expand the current impact of agriculture upon the local economy

PLANNING CONSIDERATIONS FOR ECONOMY

County Planning Challenges and Opportunities

The following economic issues will be addressed by the County over the next 10 years.

- ✓ Promoting economic diversification;
- ✓ Supporting development activities that reduce the public dependence upon transfer payments and in-kind services (example: food stamps)
- ✓ Taking advantage of local training facilities;
- ✓ Maintaining a manufacturing base in an era of increasing global competition;
- ✓ Creating an economic environment that encourages entrepreneurship;
- ✓ Minimizing the cyclic impacts of agricultural production fluctuations;
- ✓ Building value-added agricultural facilities in ways that minimize land use and environmental conflicts;
- ✓ Keeping small town's viable as local service centers; and
- ✓ Presenting a positive image and attitude toward economic development.

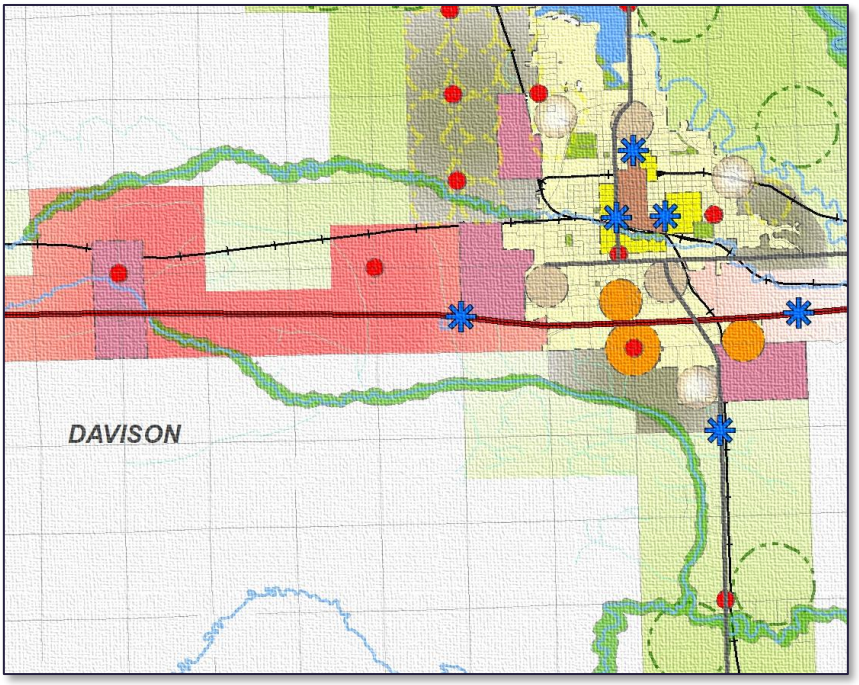
Assumptions

1) The connections between local economic output and global market factors will increase over time.
2) The internet's influence over consumer buying habits will grow.
3) Up to date broadband capacities will be an expectation, not a luxury in conducting business.
4) Davison County should avoid being perceived as picking economic winners or losers.

Policy Options

The Davison County Commission could consider the following options in response to the issues.

1) Maintain county interaction with Mitchell Area Development and other entities focused on business development;
2) Encourage development projects that take advantage of existing industrial and commercial areas and infrastructure;
3) Encourage the preservation of prime farmland;
4) Preserve individual property rights, while promoting and protecting the economic opportunities of existing and future crop and livestock production operations;
5) Recognize that agriculture is a primary economic activity which is subject to increasing development pressures;
6) Protect the quality of life for county residents and encourage growth in the agriculture industry by maintaining environmental regulations and promoting best management practices;
7) Target available county resources to projects that have the greatest potential for job creation and/or private investment;
8) Involve the public early in the process of evaluating economic development project impacts; and
9) Establish regulations or ordinances that minimize land use conflicts.
10) Assist in facilitating continued development of local tourism and recreational opportunities.



Land Use

CHAPTER 8

Davison County Comprehensive Plan

DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

The intent of this chapter is to identify, map, and analyze the various land use patterns and issues within the County. Chapter one also identified five primary issues facing Davison County:

- 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; and
- Balancing the cost-benefit ratio in providing government services.

The land use plan will balance these five primary issues with generally acceptable land use guidelines. This balance was considered in the text of this chapter as well as in preparing current and future land use maps. The final section on land use will focus upon two planning principles, which were considered in developing future land use policies.

A baseline of data was utilized by the Planning and County Commissions to formulate the current and future land use maps. The baseline included the existing transportation network and locations of rural residences and farms within the County as, prepared by Planning and Development District III. District III, in conjunction with the South Dakota Department of Transportation conducted a land use survey as part of an ongoing road inventory and updating agreement.

Existing Land Use

Davison County is unique in that the development of property was not regulated for any significant period. The lack of regulations guiding development has resulted in the following situation:

- A mixture of land uses within relatively small areas.
- Scattered home sites or rural residences within agricultural areas; and
- A high concentration of homes on half acre lots within large rural subdivisions.

Earlier chapters provided statistics and maps illustrating these issues within the County. A thorough review of the current situation was undertaken by the Planning Commission prior to forwarding the Plan for County Commission consideration. The Commission reviewed volumes of statistics and numerous illustrations including:

- Existing structures.
- Soils and slope.
- Flood plains.
- Transportation.
- Utilities; and
- Population densities.

A review of the information led to the establishment of general land use categories:

- Agriculture.
- Commercial.
- Public; and
- Residential.

Table 8.1 shows that the predominant land use is agriculture, constituting nearly 247,000 of the 276,000 acres or 89% of the land in the County. Industry and commercial uses occupy the smallest amount of land. Of the land uses that are considered "urban," residential uses consume over 60% of land in Ethan, Mitchell, and Mount Vernon.

While the County has not restricted development there remains a level of natural gravitation for all four of the identified categories. Agriculture is difficult to quantify due to progression of these lands from agricultural uses to accommodate the remaining three uses. Rural residential properties are most predominant near the City of Mitchell, either near the James River or Firesteel Creek or along hard surfaced roads.

The commercial uses are adjacent to South Dakota Highways 37 and Interstate 90. Public lands include property along scattered sites throughout the County. The four identified uses have been incorporated with the existing uses on the ground and are presented as the "Current Land Use Map" in **Figure 8.1**.

Table 8.1 – Existing Land Use

	Total		Urban	
Agriculture-Open Land	246,716	89.3%	0	0.0%
Rural Residential	13,583	4.9%	0	0.0%
Low Density Residential	6,977	2.5%	6,977	44.2%
Medium Density Residential	2,408	0.9%	2,408	15.2%
High Density Residential	217	0.1%	217	1.4%
Parks, Schools, Public Uses	2,169	0.8%	2,169	13.7%
Water	780	0.3%	780	4.9%
Rural Business	308	0.1%	0	0.0%
Highway Business	1,317	0.5%	1,317	8.3%
Neighborhood Commercial	42	0.02%	42	0.3%
Central Business Districts	95	0.03%	95	0.6%
Warehousing, Transportation	1,138	0.4%	1,138	7.2%
Industry	657	0.2%	657	4.2%
Total	276,407		15,800	

FIGURE 8.1
Current Land Use

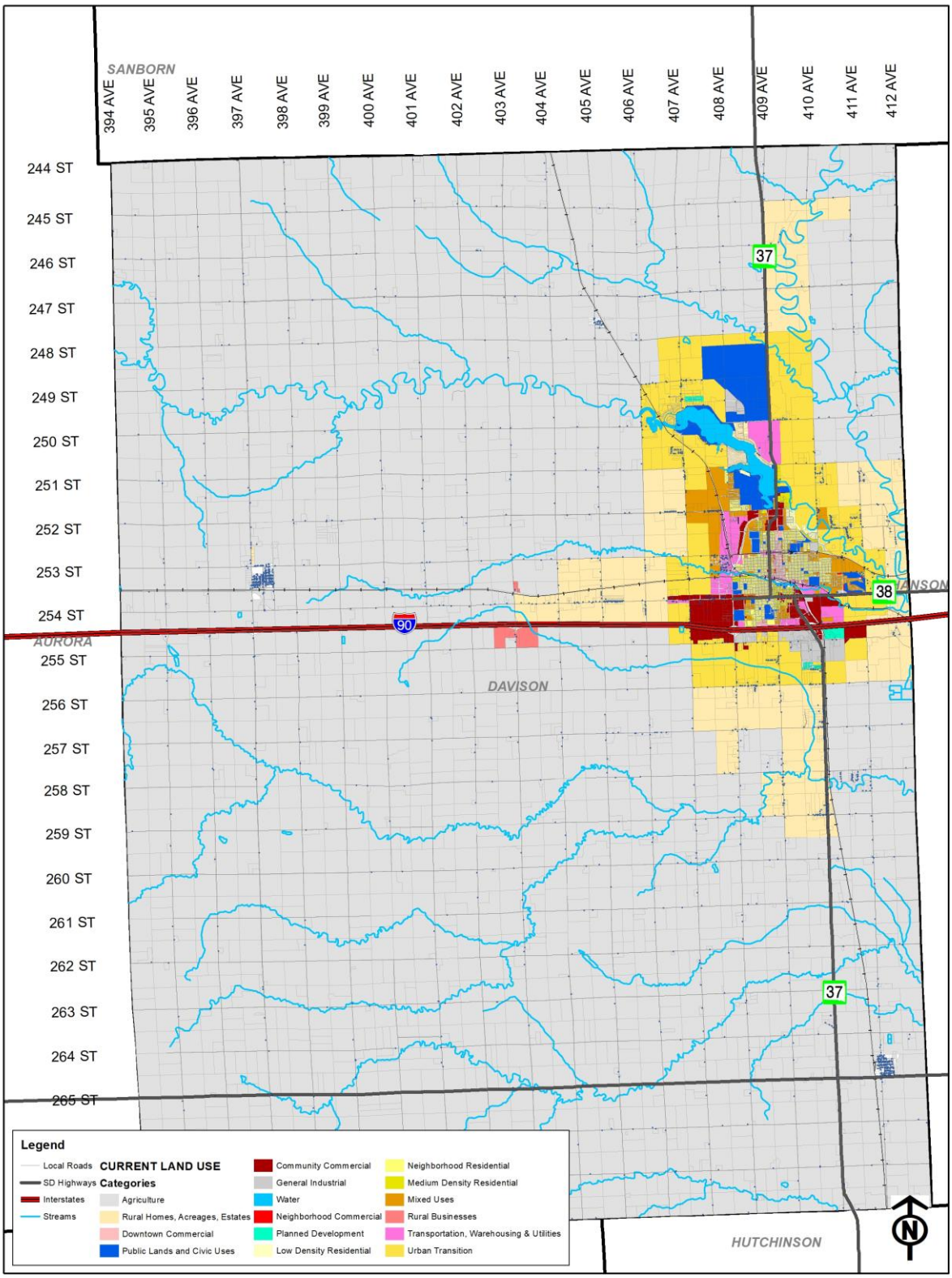
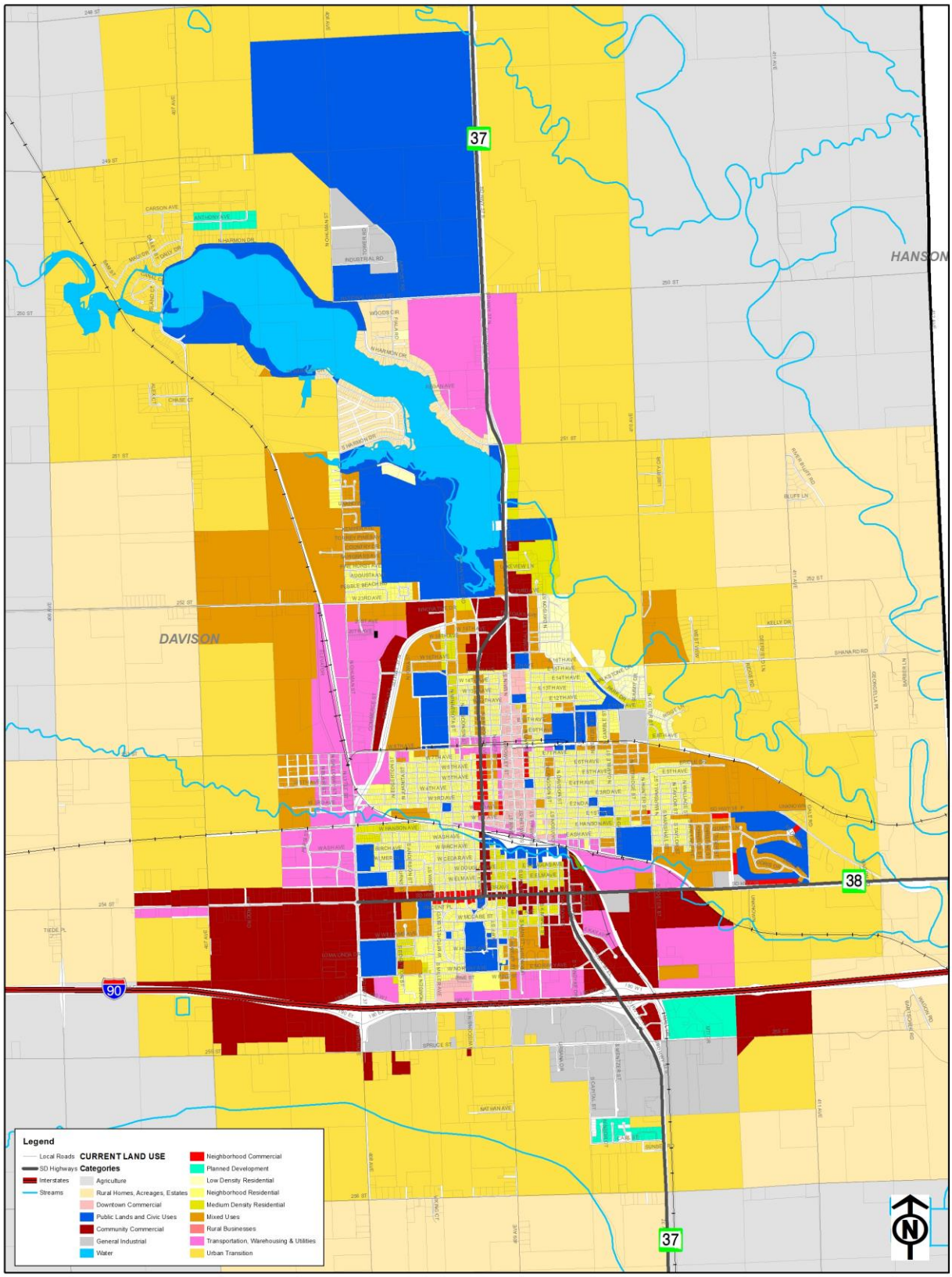


FIGURE 8.2 - LAND USE: MITCHELL AREA



Land Use Demand Estimates

Residential Land Use Demand

Tables 8.2 through 8.5 lay out the detailed acreage that will be needed to accommodate the housing units projected for each of the towns and the balance of the County. If growth in the County and the subsequent towns follows the projected population and housing units, over 675 acres of land will be needed for residential development. The projections were based on the following densities and assumptions:

In Towns:

- Single family units at 2.5 units/acre
- Multi family units at 8 units/acre
- Manufactured homes at 6 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

In Rural Areas:

- Single family units at 1 unit/acre
- Multi family units at 4 units/acre
- Manufactured homes at 4 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

The total number of new housing units projected in the Mitchell area is 972 units. Applying the unit type and density assumptions conclude that there will be 240 net acres of land in demand for residential use in the Mitchell area. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 310 acres. The main assumption with infill/replacement units for all areas is that land is already used or available for infill development. Therefore, land consumption demand is not considered for these units. **Table 8.2** provides a detailed breakdown of unit types and residential land needed over the planning period in Mitchell.

Table 8.2: Mitchell's Share of Units

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	233	240	246	253	**972**
Net Acres Needed	57.45	58.98	60.55	62.17	**239.16**
30 % Markup (roads, market, etc.)	17.24	17.69	18.17	18.65	**71.75**
Total Acres Needed	**74.69**	**76.68**	**78.72**	**80.82**	**310.90**

The total number of new housing units projected in Ethan is 23 units. Applying the unit type and density assumptions conclude that there will be 7.5 net acres of land in demand for residential use in Ethan. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 10 acres. **Table 8.3** provides a detailed breakdown of unit types and residential land needed over the planning period in Ethan.

Table 8.3: Ethan's Share of Units

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	5	6	6	6	**23**
Net Acres Needed	1.81	1.86	1.91	1.97	**7.55**
30 % Markup (roads, market, etc.)	0.54	0.56	0.57	0.59	**2.27**
Total Acres Needed	**2.35**	**2.42**	**2.49**	**2.56**	**9.82**

The total number of new housing units projected in Mount Vernon is 31 units. Applying the unit type and density assumptions conclude that there will be 8.5 net acres of land in demand for residential use in Mount Vernon. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 11 acres. **Table 8.4** provides a detailed breakdown of unit types and residential land needed over the planning period in Mount Vernon.

Table 8.4: Mount Vernon's Share of Units

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	8	8	8	8	**31**
Net Acres Needed	2.05	2.11	2.16	2.22	**8.54**
30 % Markup (roads, market, etc.)	0.62	0.63	0.65	0.67	**2.56**
Total Acres Needed	**2.67**	**2.74**	**2.81**	**2.88**	**11.10**

The total number of new housing units projected in the rural areas of Davison County is 31 units. Applying the unit type and density assumptions conclude that there will be 230 net acres of land in demand for residential use in rural Davison County. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 300 acres. **Table 8.5** provides a detailed breakdown of unit types and residential land needed over the planning period in rural Davison County.

Table 8.5: Units in the Balance of Davison County

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	50	51	52	54	**207**
Net Acres Needed	48.30	49.59	50.92	52.28	**229.51**
30 % Markup (roads, market, etc.)	14.49	14.88	15.27	15.68	**68.85**
Total Acres Needed	**62.79**	**64.47**	**66.19**	**67.96**	**298.37**

Employment Land Use Demand

If employment in a particular sector is expected to grow, the amount of land needed to support those extra jobs can be calculated using planning standards for different types of industries. In **Table 8.6**, the acres needed to accommodate the projected jobs by 2038 are listed. Only industries that were projected to increase in employment were analyzed. Therefore, industries such as Mining, Wholesale Trade and Retail were not included in future growth analysis. It should be noted, however, that even though employment may not increase in industries such trade and retail, growth in those industries should be accommodated by existing properties in Mitchell, Mount Vernon, and Ethan.

A substantial amount of land will be needed in the next twenty years to accommodate the growth in employment in the Construction sector. A base acreage of 485 acres will be needed for future employment in construction. A 20% market adjustment is added to account for additional growth. A 25% markup is added to account for roads, easements, and rights of way.

In total, the Construction sector may need over 700 acres of land over the planning period. Other sectors that will need several acres of land include Manufacturing (187 acres), Utilities (211 acres), and Other Services (143 acres). Other Services may include repair and maintenance, personal care, dental care, dry cleaning, and religious & civic organizations.

Table 8.6
Total New Acres Needed, 2021 - 2040

Industry Sector	Calculated Acres	Market Adjustment	Roads, ROW	New Acres Needed
		(20%)	(25%)	
Agriculture/Fish/For	-	-	-	-
Mining/Extraction	-	-	-	-
Construction	485.97	97.19	121.49	**704.65**
Manufacturing	129.45	25.89	32.36	**187.71**
Transportation/Communication	55.18	11.04	13.80	**80.02**
Utilities	145.73	29.15	36.43	**211.30**
Information	5.63	1.13	1.41	**8.17**
Wholesale Trade	-	-	-	-
Retail Trade	-	-	-	-
Finance & Insurance	-	-	-	-
Real Estate & Leasing	9.57	1.91	2.39	**13.87**
Professional, Scientific Services	1.09	0.22	0.27	**1.58**
Management of Companies	-	-	-	-
Admin Support/Waste Management	-	-	-	-
Education	7.66	1.53	1.92	**11.11**
Health Care/Social Assistance	-	-	-	-
Arts Entertainment	-	-	-	-
Accommodation/Food Services	-	-	-	-
Other Services	98.83	19.77	24.71	**143.30**
Government	38.65	7.73	9.66	**56.04**
Totals	**977.75**	**195.55**	**244.44**	**1,417.74**

Development Considerations

The costs of extending water and sewer services and the provision of future wastewater treatment systems are the primary considerations in designating future growth. However, other factors must also be considered which includes capacity of the transportation system, anticipated growth, and environmental suitability.

A. Water Services Expansion and Constraints

Growth in the county will depend on the availability and cost of water. If water supplies are tight, the cost of water will increase, and growth will be slow. The contracted amount of water from the B-Y Water District is less than the City's usage during high use periods (summer months). The B-Y Water District has supplied the additional water to date, but there is no guarantee that will continue indefinitely.

The water treatment plant has only produced water on one day in the last 13 years. While the operators exercised the equipment on a weekly basis to keep it operable, the water treatment facility, in its current state, cannot be relied upon to supplement or replace the B-Y Water District supply. It should be noted that all discussions related to the current and estimated future water usage are based on past and expected trends. As such, there is no inclusion for the potential of an industry with a large water demand to locate in the City.

Davison County Rural Water System can provide service to new rural residential, commercial, and industrial users. The system can support large industrial and commercial users with upgrade. Currently the system is exploring some options for upgrading as the City of Mitchell is growing and needing more water.

Many domestic wells are located within a five-mile radius of Mitchell. Therefore, Davison County must consider the development allowed on or near domestic, industrial, and city well-fields to ensure the quality of water is not diminished. It is anticipated that Mitchell will eventually annex rural residential developments when they reach a certain build-out level. The B-Y Water System was extended to Mitchell to ensure that there is adequate water available for Mitchell.

B. Sewer Services Expansion and Constraints

Many locations in southern Davison County have observation wells to monitor ground water levels and quality. The soils within a significant portion of Davison County, particularly Lisbon and Tobin Townships, have limitations for septic tanks. Therefore, Davison County should discourage development that creates a high density of septic tanks use in these areas.

Currently, there are no rural sanitary districts within Davison County. Davison County will stress the importance of economies of scale for future development and encourage wastewater systems designed to service existing and future county residents with wastewater treatment facilities. In addition, Davison County communities must plan for future expansion of their sanitary sewer system, including the location of lagoon facilities.

C. Transportation Capacities, Expansion and Constraints

Within Mitchell and Prosper Townships, there are some township and county roads that are nearing capacity. Significant improvements are needed on SD Highway 37, 274th Street (West Havens), West 23rd Avenue/252nd Street, and other roads within the Mitchell urban growth area also need significant improvements.

Each urban growth area should have proper transportation facilities with the capacity to serve proposed new developments. All rural area transportation routes should provide efficient access between communities and existing developments with few interruptions. However, the county cannot afford to construct, maintain, or improve additional rural arterial and collector roads if it does not benefit from an increased tax base.

D. Environmental Constraints

Some soil in Davison County has severe limitations for development. A map showing the general suitability of soils and land for development in Davison County is shown in **Figure 8.3.** Green shades indicate soils that are more suitable for general development while orange-to-red hues show soils with limited development potential. Development should be limited in those areas impacted by high water tables, poor drainage, and unsuitable soils.

Poor surface drainage causes storm drainage and street maintenance problems, while the high-water tables create problems with basement sumps and septic drain fields. A map of the septic tank soil limitations is located on **Figure 8.4A**. The map indicates that portions of Davison County have limitations for septic tanks.

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches

is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas. Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

Rating class terms indicate the extent to which the soils are limited by all the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

There is a large swath of territory where shallow aquifers present a concern for land use planning. Within these areas, limited development should be considered to protect the water supply.

For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments. The suitability of dwellings with basements and small commercial buildings is shown in **Figure 8.4B.**

Figure 8.3 - General Suitability

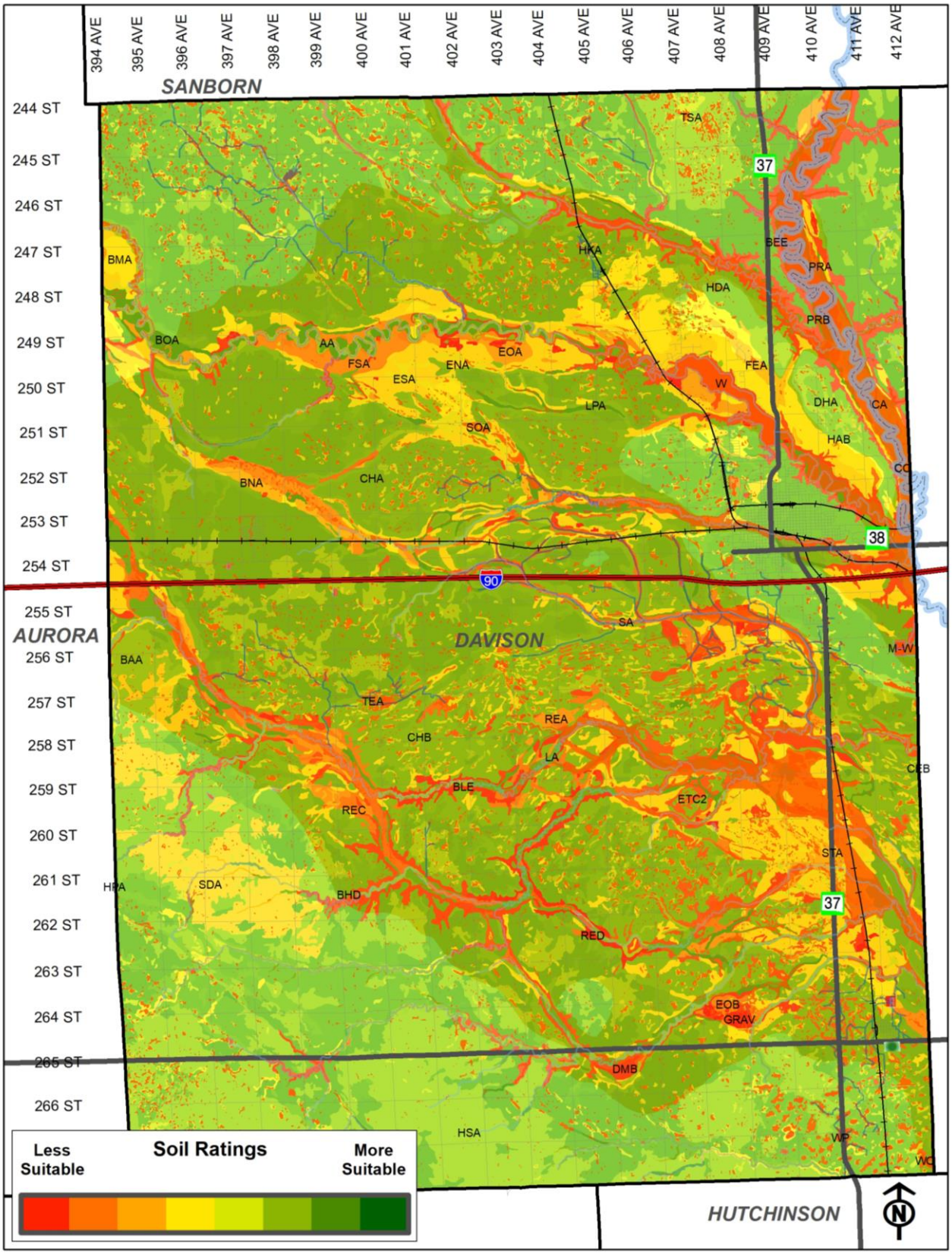
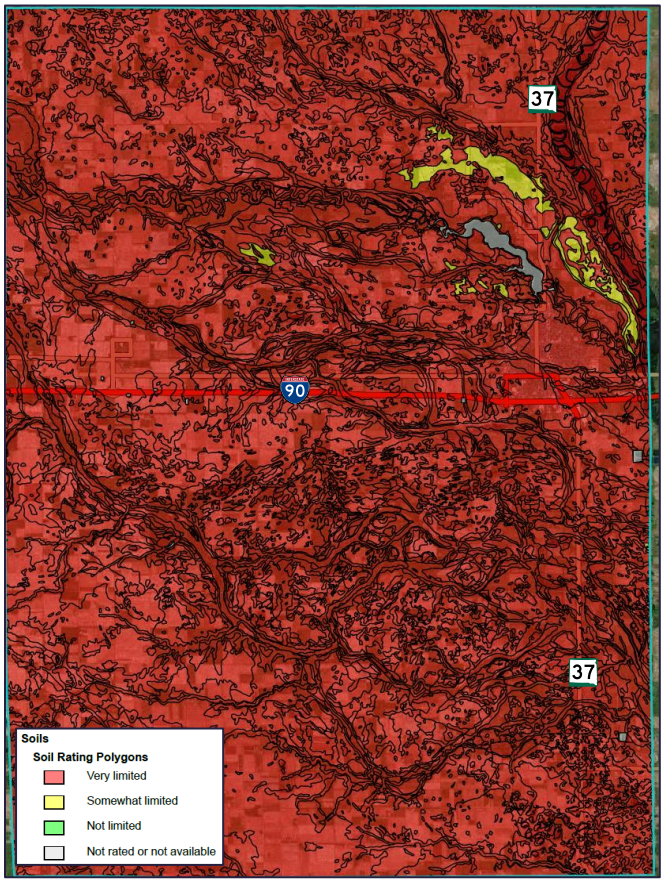
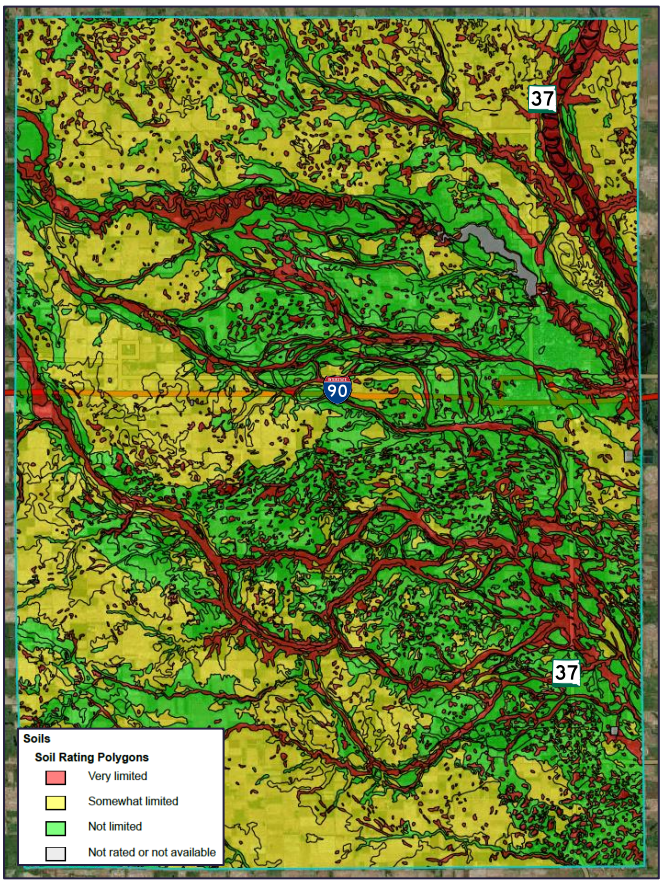


Figure 8.4 Soil Limitations

A. Septic Tank Absorption Field Limitations



B. Dwellings with Basements and Small Commercial Buildings



Growth Area Capacities 2021-2040+

Employment Capacity

The projected future employment and employment land use demand in Davison County calculated in Chapter Seven (Economy) can be compared to future growth areas to determine whether future employment growth can be accommodated. The number of jobs projected by 2038 through shift-share analysis for Davison County is 5,662. Additional employment in sectors that are projected to grow will create a demand for a net 977 acres of land. Adding in market adjustments and infrastructure, a total of 1,417 acres of land will be needed. **Figure 8.5** shows the projected growth areas referenced in the capacity tables.

Table 8.7 and **Figure 8.6** lays out the land and employment capacities for the future growth areas in Davison County. The growth areas identified by the planning team are areas that are suitable for future development. The timing of various growth phases is determined by each area's proximity to existing development, local infrastructure, and community services.

Each area was measured with consideration given to any limitations (wetlands, slope, etc.) and land that has already been developed. Land for road rights of way and other public easements are deducted from the gross amount which leaves the net acres available for land uses such as construction, manufacturing, and offices.

2021-2025

Subareas B and C in this period are in the south and west areas of Mitchell. These areas contain nearly over 270 acres of land that could accommodate development of various types of employment (**Subarea A** is an area primarily targeted for residential development).

The growth area on the east side of Mount Vernon contains over 50 acres of land suitable for employment which, when added to the areas near Mitchell, over 320 acres is available in the immediate term. Using standards for calculating the number of employees that each area could accommodate, this growth phase could accommodate nearly 4,100 jobs.

2026-2030

Table 8.7 shows that growth areas **A and C** are able to accommodate nearly 3,200 employees and nearly 400 net acres of employment by 2030.

Subarea A is on the western edge of Mitchell and includes the CHS Farmer's Alliance Elevator. This area could see a mix of industrial and office uses. Future residential land use is factored into this area.

Subarea C is located at the intersection of Interstate 90, Betts Road (403rd Ave), and Old Highway 16 approximately 5 miles west of Mitchell. Central Electric has its headquarters in this area, which has enormous potential for future economic growth.

2031-2035

There are no subareas in the Mitchell area in this phase that are targeted for economic development. This is primarily due to these areas being more suitable for residential land uses or there are enough environmental limitations to make the development of employment areas difficult.

There is a large tract of land which straddles Interstate 90 near Mount Vernon that is suitable for economic development and could accommodate over 1,000 jobs. This area has a similar advantage to the Betts Road Area as the land is well served by transportation infrastructure (railroad and highways). The only limitation in this area is the lack of utilities.

2036-2040

Subarea A in this phase is in the southeast portion of Mitchell and includes the Schlaffman Farm (the location of the annual DakotaFest Farm Show). 100 acres of the 689-acre area is suitable for economic development, which would yield approximately 1,200 jobs.

2040 and Beyond

There are two subareas identified as potential employment areas for long term development. An area on the east side of Mitchell has several environmental concerns which limits the area's employment capacity.

A large area west of Mitchell, bounded by Interstate 90, 406th Ave, 407th Ave and 251st St has much potential for long term urban development. Of the 2,200 acres in the area, 700 gross acres are suitable for industrial uses while the remainder of the land is geared toward rural residential development.

Figure 8.5 – Growth Areas: 2020 – 2040+

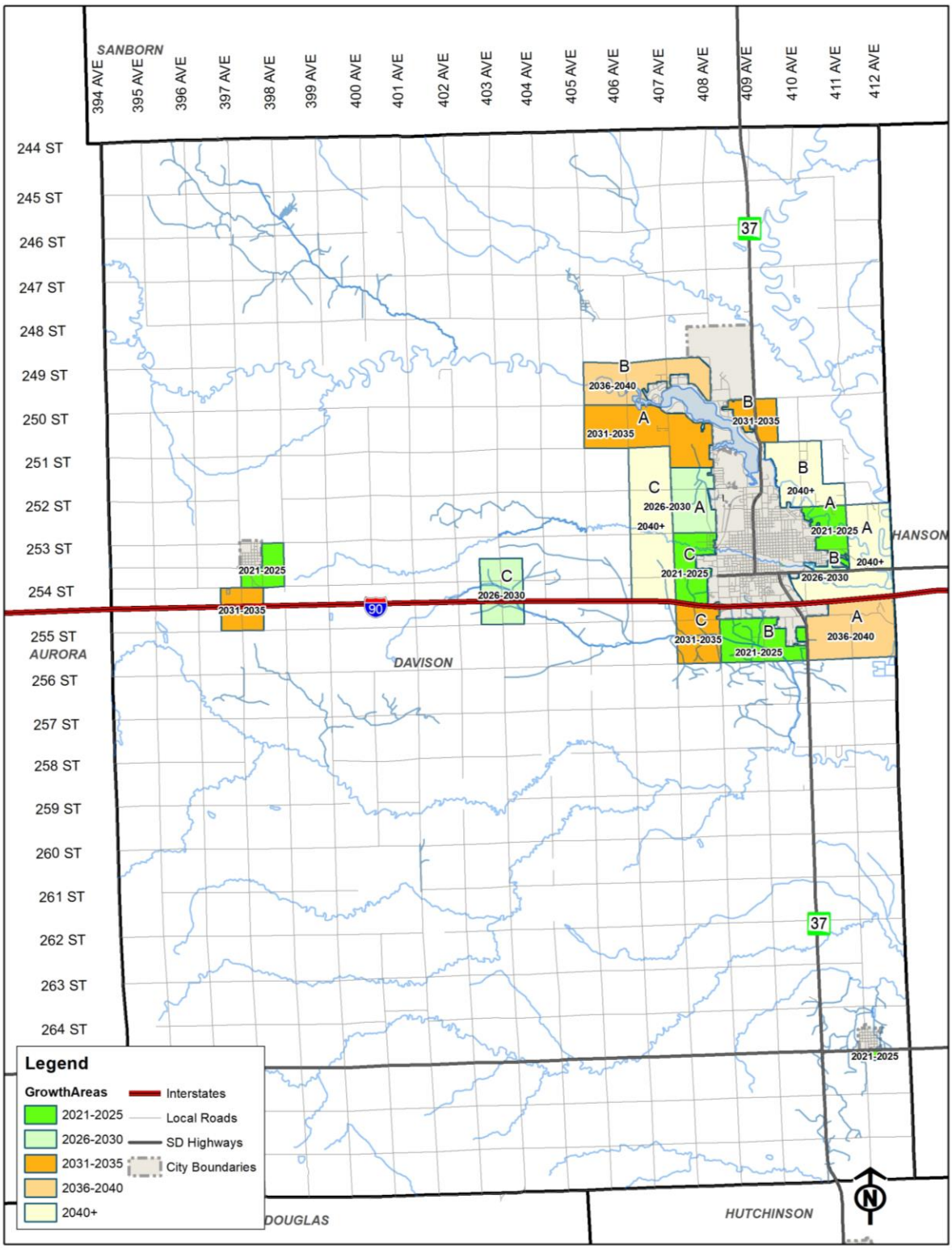
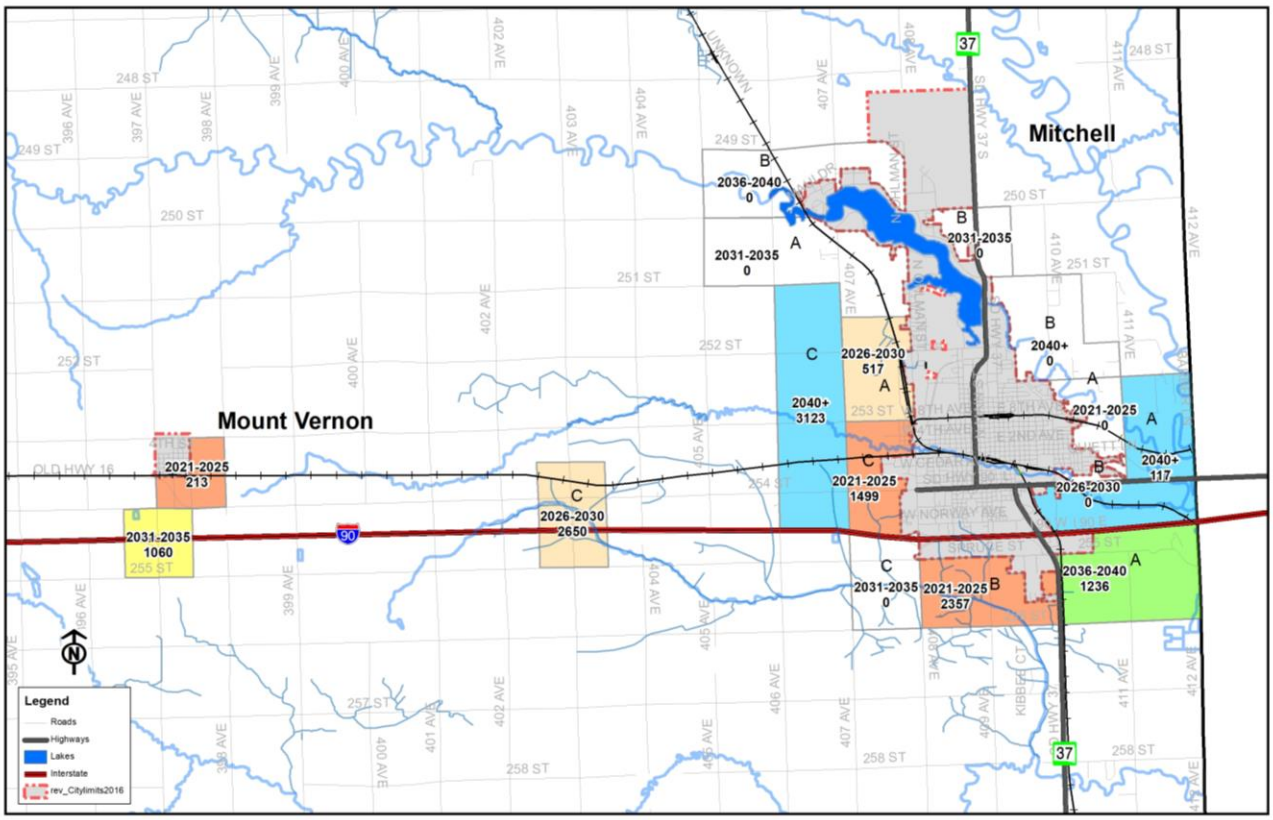


Table 8.7
Growth Area Employment Capacities

Growth Phases	2021-2025			2026-2030			2031-2035			2036-2040		Mount Vernon	Mount Vernon	
Employment Areas	A	B	C	A	B	C	A	B	C	A	B	2021-2025	2031-2035	Totals
Gross Site Area in Acres		443.0	485.0	268.0		955.0				689.0		165.0	624.0	3,629.0
Land Use Concerns		41.0	54.0	15.0		160.0				0.0		0.0	40.0	310.0
Developed Acres		100.0	178.0	108.0		225.0				379.0		64.0	140.0	1,194.0
ROW, Easements		132.9	145.5	170.4		238.7				206.7		49.5	187.2	1,040.9
Net Acres		169.1	107.5	64.6		331.3				103.3		51.5	256.8	1,084.1
Employee Capacity		2,357	1,499	517		2,650				1,236		213	1,060	9,532

Figure 8.6 - Employment Capacity in Future Growth Areas



Residential Capacity

The following table shows the areas and housing capacities for the growth areas around Mitchell, Ethan, and Mount Vernon. The growth areas are listed in 5-year increments and include the subareas found in each time. Each column shows the size of each area in gross acres, the net developable acres (once limitations, current development and rights of way are factored), and net unit capacity. Population projections for each area are based on household size assumptions.

The projected housing units and residential land use demand in Davison County calculated in Chapter Five (Housing) can be compared to future growth areas to determine whether future employment growth can be accommodated. Through trend and growth rate analysis an additional 1,263 housing units are projected by 2040 for Davison County. Adding in market adjustments and infrastructure, a total of 675 acres of land would be needed to accommodate the projected demand.

Tables 8.8 and 8.9 lay out the land and residential capacities for the future growth areas in Davison County, Mitchell, Mount Vernon, and Ethan. The growth areas identified by the planning team are areas that are suitable for future development. The timing of various growth phases is determined by each area's proximity to existing development, local infrastructure, and community services.

Table 8.8 - Growth Area Residential Capacities (Mitchell)

	2021-2025			2026-2030			2031-2035			2036-2040		2040+		
RESIDENTIAL AREAS	A	B	C	A	B	C	A	B	C	A	B	A	B	C
Gross Acres	583.0	645.0	328.0	638.0	80.0	0.0	1,884.0	522.0	871.0	933.0	1,428.0	1,734.0	1,232.0	1,485.0
Limitations (Acres)	109.0	46.0	64.0	33.0	22.0	0.0	38.0	10.0	157.0	148.0	279.0	574.0	167.0	136.0
Developed Acres	140.0	263.0	126.0	65.0	32.0	0.0	437.0	137.0	248.0	142.0	498.0	475.0	378.0	243.0
Developable Acres	334.0	336.0	138.0	540.0	26.0	0.0	1,409.0	375.0	466.0	643.0	651.0	685.0	687.0	1,106.0
% ROW, Public, Etc.	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	40.0%
Net Acres	233.8	235.2	96.6	378.0	18.2	0.0	915.9	243.8	302.9	418.0	423.2	445.3	446.6	663.6
Unit Density Assumption	2.5	2.5	2.5	2.5	2.5	2.5	0.8	0.8	0.8	0.5	0.5	0.5	0.5	2.0
Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	211.0	222.0	223.0	1,327.0
Units/Lots Sold-Built	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.0	0.0	0.0	0.0
Net Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	181.0	222.0	223.0	1,327.0

Table 8.9 - Growth Area Residential Capacities (Ethan and Mount Vernon)

	Ethan	Mount Vernon
Gross Acres	39.0	322.0
Limitations (Acres)	0.0	17.0
Developed Acres	0.0	20.0
Developable Acres	39.0	285.0
% ROW, Public, Etc.	35.0%	35.0%
Net Acres	25.4	185.3
Unit Density	2.0	1.0
Unit Capacity	50.0	185.0
Units/Lots Sold-Built	0.0	0.0
Net Unit Capacity	50.0	185.0

The growth areas are illustrated in **Figure 8.7**. Each subarea is labeled with the number of housing units that could be accommodated. Each area was measured with consideration given to any limitations (wetlands, slope, etc.) and land that has already been developed. Land for road rights of way and other public easements are deducted from the gross amount which leaves the net acres available for land uses such as urban and rural housing.

2021-2025

Subareas A, B and C in this period are in the east, south and west areas of Mitchell. These areas are adjacent to the Mitchell City boundaries and contain 566 net acres of land that could accommodate development of various types of residential uses. Area C is suitable primarily for economic development, so 97 of the 328 acres in the growth area could be planned for housing.

The growth area on the south/east side of Mount Vernon contains 185 net acres of land suitable for housing development which could yield 185 units at a low density. The area south of Ethan could accommodate approximately 50 units at a more conventional density.

2026-2030

Table 8.8 shows that growth areas **A and B** can accommodate nearly 990 housing units on about 396 acres.

Subarea A is on the western edge of Mitchell and includes the CHS Farmer's Alliance Elevator. The net acres available for housing in this area represents an important goal for long term residential development.

Subarea B is a small area on the eastern edge of Mitchell near Wild Oak Golf Club. The area would not yield many housing units, but it is readily served by water, sewer, and streets.

Subarea C is located at the intersection of Interstate 90, Betts Road (403rd Ave), and Old Highway 16 approximately 5 miles west of Mitchell. Central Electric has its headquarters in this area, which has enormous potential for future economic growth. Because of this employment possibility, housing development would not be a high priority.

2031-2035

The subareas in this phase are primarily suited for residential development. This is due to these areas being adjacent to low density residential development on the outskirts of Mitchell and are a greater distance from business-serving infrastructure.

Subarea A is a large area located south and west of Lake Mitchell containing over 900 net acres. It would provide several years' worth of rural housing development with a capacity of about 690 units.

Subarea B is located on the northern edge of Mitchell near the intersection of SD Highway 37 and the access road to the Mitchell Airport. There are about 250 developable acres in the area that could be developed at lower density and accommodate 182 units. Neighborhood services would also be suitable along Highway 37 in this area.

Subarea C is located on the southwest edge of Mitchell near Trail King Industries. Of the 870 gross acres in this area, 300 acres are suitable for housing when development concerns, existing development and infrastructure are considered.

2036-2040

Subarea A in this phase is in the southeast portion of Mitchell south of Mitchell Technical College (MTC). There are 643 developable acres in this area. When infrastructure and rights of way are factored, there are 418 acres remaining that could be used for housing. It is recommended that housing be developed at a rural density in this area. The area could accommodate about 200 units at a lower density.

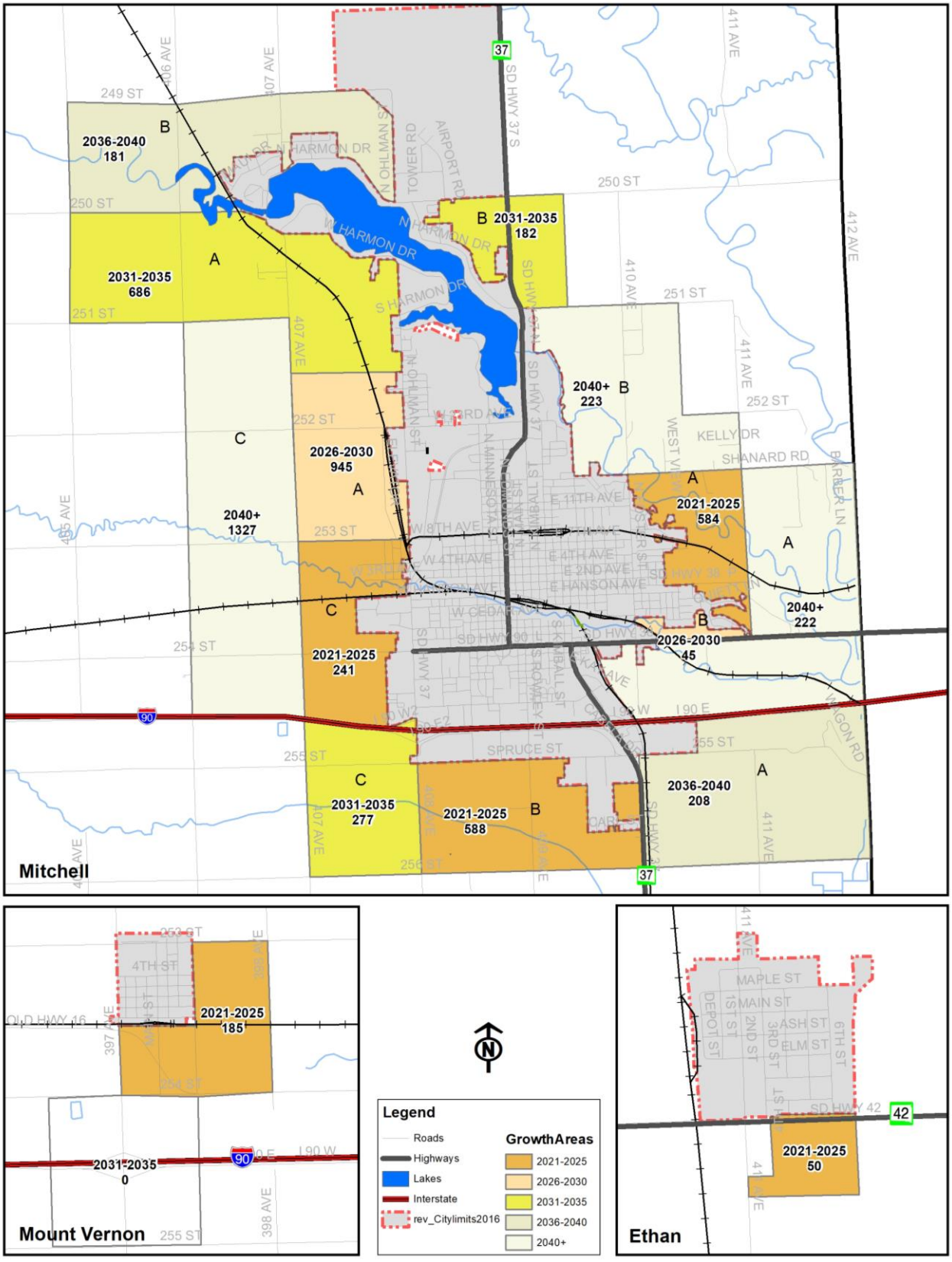
Subarea B is a large area located west and north of Lake Mitchell containing over 400 net acres. It would provide several years' worth of rural housing development with a capacity of about 180 units.

2040 and Beyond

There are three subareas identified as potential areas for long term development. These represent places where urban infrastructure and services are not readily available. The areas (**Subareas A and B**) which lay east of Mitchell would be more suitable for residential development at a rural density.

Subarea C is large area west of Mitchell, bounded by Interstate 90, 406th Ave, 407th Ave and 251st St and has much potential for long term urban development. Of the total acres in the area, 663 net acres are suitable for residential development at a more urban density.

Figure 8.7 – Residential Capacity in Future Growth Areas



Countywide Land Use Design

The data presented in earlier chapters supports the expectation of continued growth within the county. The impact of growth can be controlled through clearly established goals and policies with regards to future development. These goals must balance individual property rights with the public good thus mitigating the potential of negative impacts.

Policies and regulations may be viewed as "restrictive," yet it is as important to provide language in a positive, "prescriptive" manner. These types of objectives are evident when discussing preservation issues or elements including agricultural lands, road rights-of-way, utility corridors, and new development.

Davison County's role in influencing development must be guided by the phrase, "in the best interest of the public" and not that of individuals or selective groups. It is important to concentrate "on the whole" prior to moving forward with additional planning documents. **Table 8.10** explains the land use policy areas for the County in greater detail.

Table 8.10 - Countywide Land Use Design Policies

Land Use Design Area	Purpose	Characteristics	Objectives
Urban-Developed	To provide for protection of existing neighborhoods.	Stable; appropriately developed with full infrastructure, community facilities, and services	Protective regulations and protection of public spaces.
Neighborhood Preservation	To provide for infill opportunities to assist the area reach its full development potential.	Infrastructure is feasible if not provided; full range of community services.	Flexible regulations and reassignment of underused properties
Downtown	To provide for a mix of consumer-oriented uses with business offices and civic activities	Several uses located in a concentrated area consiting of narrow lots and buildings as well as monumental civic structures	Promote private investment in the central business district through incentives. Public investment includes streetscape improvements and public spaces.
Service Nodes	To provide for land uses which serve adjacent neighborhoods and development	Neighborhood shopping areas and convenience centers located at the intersection of arterial and collector roads	Provide infrastructure, community facilities and services, supporting regulations, annexation if needed.
Community Gateways	To provide for visible nodes which engage travelers to explore other areas of the community	Areas which include themed commercial development, highway-commercial services and/or landmarks	Flexible regulations and dedication of areas for landmark-level development and buildings
Urban Character Areas	To provide for future intensive urban development on lands suitable for delivery of infrastructure and services	Lands assigned for near term development, generally contiguous to "developed" areas, having the capacity for immediate infrastructure service	Provide infrastructure, community facilities and services, supporting regulations, annexation if needed
Rural Character Areas	To provide for areas where urban services are not required and natural resources will not be impaired; to encourage preservation of scenic resources	Land identified as high potential for rural land uses such as acreages, estates, small farms and recreation that do not require urban services, but septic tanks and wells	Regulations covering septic tanks and rural clustering with rural level services (e.g., fire and EMT)
Economic Corridor	To provide for businesses where urban services are not required and natural resources will not be impaired; to encourage preservation of scenic resources and guard against the unreasonable alteration of natural resources	Land identified as high potential for economic development such as rural industry, small farms, workshops and tourism that do not need to rely on urban services, but septic tanks and wells	Regulations covering septic tanks and rural clustering with rural level services (e.g., fire and EMT)
Emerging Neighborhoods	To provide for the smooth transition of un(under)developed land to neighborhoods containing homes, parks, and services	Land located adjacent to, or within city boundaries near existing infrastructure where neighborhood development is already proposed or is imminent.	Provide infrastructure, community facilities and services, supporting regulations, annexation if needed
Reimagined Neighborhoods	To provide redevelopment opportunities to assist the area reach its full development potential	Stable; appropriately developed with full infrastructure, community facilities, and services	Adaptable regulations to spur investment and priority given to public spaces and walkable environments.
Innovation District	To attract investment by entrepreneurs, startups, business incubators, generally with the aim of concentrating innovative businesses	An employment area specializing in technology, medicine and/or arts. A completed innovation district includes; economic, physical and networking assets	Promote private investment in the district through incentives. Public investment includes infrastructure
New Neighborhoods	To provide for future urban development on lands suitable for delivery of infrastructure and services	Lands assigned for development to accommodate a mix of land uses including; housing, parks, schools & neighborhood services and having the capacity for immediate infrastructure service	Provide infrastructure, community facilities and services, supporting regulations, annexation if needed
Rural Neigborhoods	To provide areas for residences on larger parcels of land giving natural resource protection high priority	Land identified as high potential for rural housing such as acreages, herb farms and estates that do not require urban services, but septic tanks and wells	Regulations covering septic tanks and rural clustering with rural level services (e.g., fire and EMT)
Employment Areas	To provide for the creation and/or expansion of businesses and jobs to maintain or increase economic base activities	Land identified as opportunity for economic development and include industrial, office and business support services	Provide utility infrastructure and ensure major transportation connections are accessible
Conservation - Agriculture and Preservation	To provide for effective long-term management of lands with limited or irreplaceable natural, recreational, or scenic resources and lands with high agricultural value	Lands that contain major wetlands, wildlife habitats, watersheds and aquifers, and significant natural amenities; also lands that contain significant commercial agricultural production	Very strict development controls; withhold infrastructure; acquisition of land and development rights.

All of the land use design policy areas were developed and assigned to the map according to the following principles:

Urban Developed, Urban Character and Neighborhood Preservation Areas

- Areas where infrastructure is in good condition, with sufficient capacity to absorb additional urban development,
- Areas containing a supply of vacant buildable land,
- Areas with sufficient other community services to support additional development; and
- Areas that are not in hazardous areas

Emerging Neighborhoods

- Lands should not be subject to substantial natural hazards; thus flood-hazards and steep slopes should be avoided,
- Lands should avoid vulnerable environmental areas such as wildlife habitats and wetlands,
- Lands should have public water and sewer systems and transportation already available or be situated so that extension of infrastructure is economical,
- Lands with better access to employment and shopping are more suitable,
- Lands with planned transportation investments may be more suitable for growth,
- Locations should not be in strong contradiction to land market trends, and
- Lands especially well-suited to commercial agriculture or forestry should be avoided.

Rural Neighborhoods, Rural Development and Economic Corridor Areas

- Locations on or near the regional highway network are more suitable than locations away from the network,
- Areas within prime agricultural or forest lands especially viable for commercial-scale management should be avoided,
- Areas with soils suitable for septic tank systems are more suitable, and
- Enhancement and expansion of existing rural community centers in an area should have priority over establishing a new center.

Conservation – Agriculture and Preservation Districts

- Utilize the watershed approach in planning conservation areas,
- Preserve and manage vegetative cover, especially on steeper slopes,
- Preserve a few large areas rather than many small ones,
- Allocate only those uses that are low density, low impact in environmentally sensitive areas,
- Give highest preservation priority to those areas with the rarest natural amenities such as slopes, certain types of habitats, wetlands, streams, etc., and
- Use natural amenities to help shape the urban form, such as taking advantage of open space adjacent to the community, significant views, and elevations.

Employment Areas

- Terrain: Reasonably level and well-drained land outside the floodplain. It should have less than a 5% slope. Sites that slope more than 5%, provided the parcel is large enough, may be appropriate for office parks or other low-density business parks.
- Range of Locations: Where and whenever possible, the Town should offer a number of modest sized employment sites, distributed evenly in space, and offer choices for employers and developers with good accessibility to employees as opposed to very few large sites.
- Adequately Sized Sites: Employment centers need to be large enough to accommodate expansive one story buildings and accessory storage, loading, and parking areas. Sites should range in size between 2 acres to 10 acres or more.
- Access to Transportation: The desired transportation mode and type of access to each mode will be different for each type of employment land use. For most employment areas in the County, direct access to trucking routes and other transportation modes will be the highest priority. Sites along the highway should have adequate depth from the road. In some cases, access or service roads may provide sufficient access for delivery vehicles and employees.
- Access to Labor Force: Depending on the type of employment offered by the particular land use, proximity to blue-collar, professional, and clerical labor forces need to be considered in site selection.
- Visibility: Some businesses need prominent highway sites for public relations purposes.
- Utilities: In addition to water, sewer, gas, and electricity, the City should be aware of special utility needs of some businesses. In some cases,

separate wells may need to be drilled and septic systems need to be installed.
- Compatibility: Industries that deal in noxious activities such as noise, glare, odor, smoke, traffic, and other emissions need to be carefully considered in terms of site selection.

Service Nodes and Downtowns
- Access: Accessibility to the market area and direct access to traffic is critical for commercial areas.
- Terrain: Sites should be reasonably level, well-drained, and outside floodplains.
- Adequately Sized Sites: Sites should be large enough to accommodate the quantity of retail, office, and commercial space to make the center work as well as the accessory uses of parking and loading. Sites should range from 1 acre to 10 acres or more in size.
- Utilities: Water and sewer are critical, especially in outlying areas not yet served by infrastructure.

New and Reimagined Neighborhoods
- The planning process is not so much concerned with "location" principles for residential areas as much as it is with "design" principles for neighborhoods in Ethan, Mitchell and Mount Vernon. Neighborhoods need to be arranged into a pattern that makes up a communitywide design to accommodate the residential functions that extend beyond the immediate neighborhood. In general, neighborhoods should:

    - Be a combination of dwellings, residential-supporting land uses (stores, café, bank, etc.), local community facilities (schools, day cares, etc.), transportation facilities, and open space (parks, greenways, etc.)
    - Contain a range of housing types, sizes, and tenures suitable for many stages of the household life cycle for a range of incomes.
    - Be designed for human scale. This implies being walkable and planned for people first, cars second; in every detail. A human scaled neighborhood will generally have a park or public space in the core area, surrounded by higher density dwellings, then lower density housing towards the edge. The general distance from the core to the edge is usually between one quarter and one half mile. The neighborhood should also have a strong sense of place; meaning that a neighborhood has a focus. The core should be centrally located. The neighborhood should strive to maintain a balance of civic, social, and commercial uses (if the neighborhood can support them).
    - Have excellent connection to the communitywide transportation system, but also protected from the intrusion of heavy traffic. It should also realize that streets are the center of the public environment and are multipurpose public spaces for both cars and people.
    - Be comprehensively designed to incorporate a public space system consisting of streets and other path systems and open spaces such as plazas, greens, and so forth. It should also include private open spaces such as yards and gardens, and not overlook the need for commons, playgrounds, parkways, and greenways which can lead to the edge of the neighborhood.
    - Adapt over time to changing conditions and inhabitants.

Figure 8.8 illustrates how the countywide land use design policies can prescribe the general development patterns in Davison County.

Figures 8.9 and **8.10** show the major streets and roads plan in the County. The street and road designations would be based on the timing and location of future growth and development.

Figure 8.8 - Countywide Land Use Design Policies

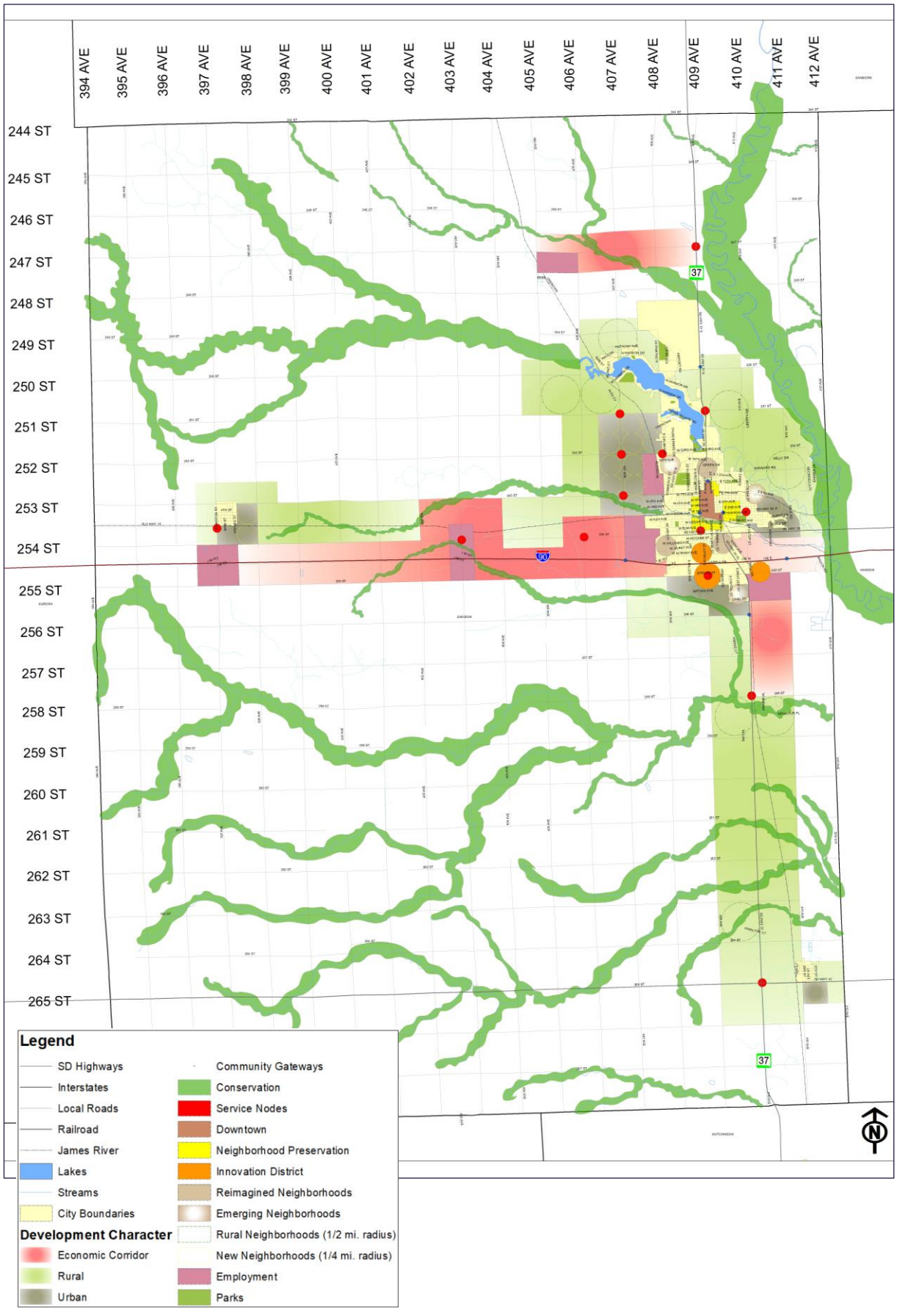


Figure 8.9 – Growth Areas and Major Street Plan

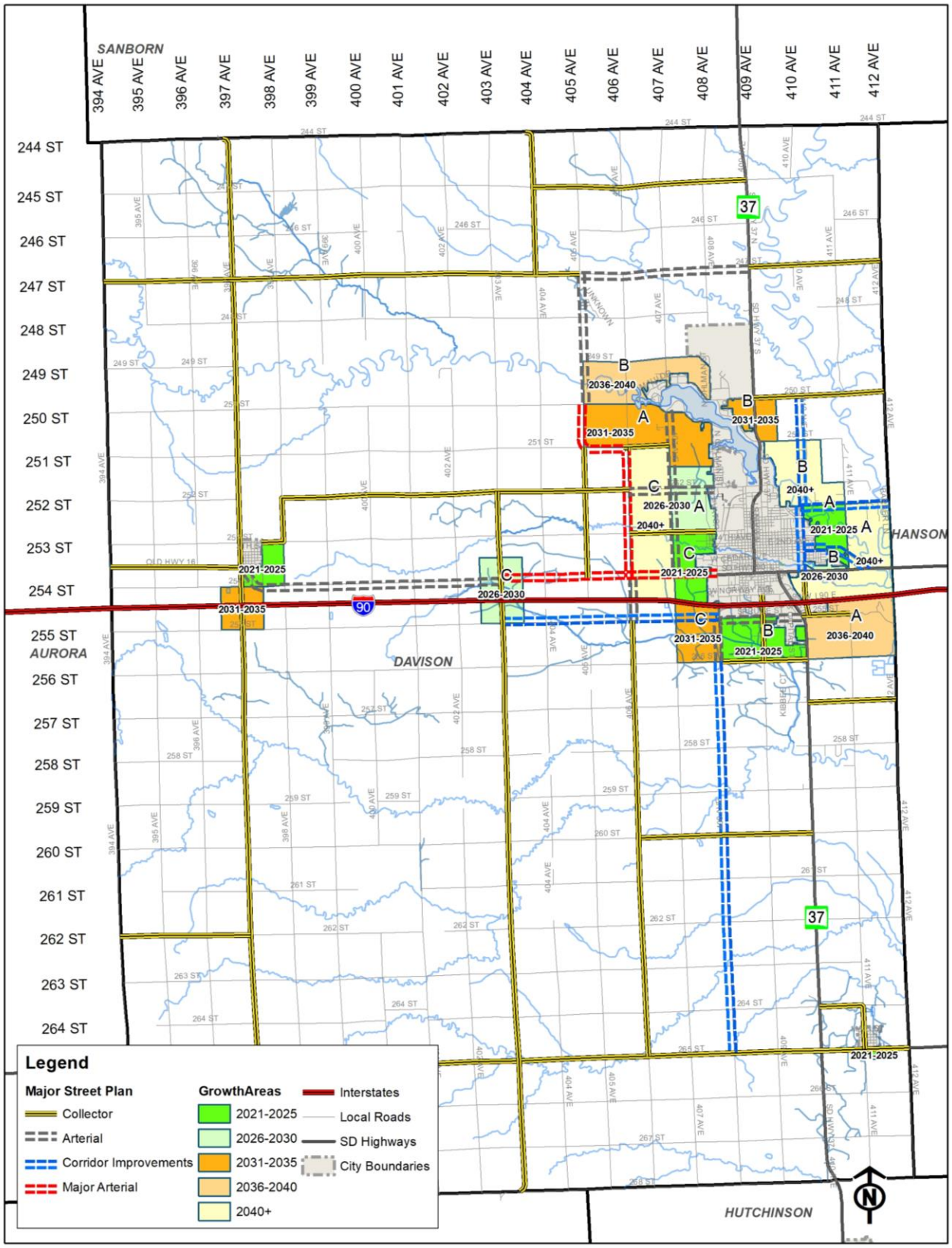
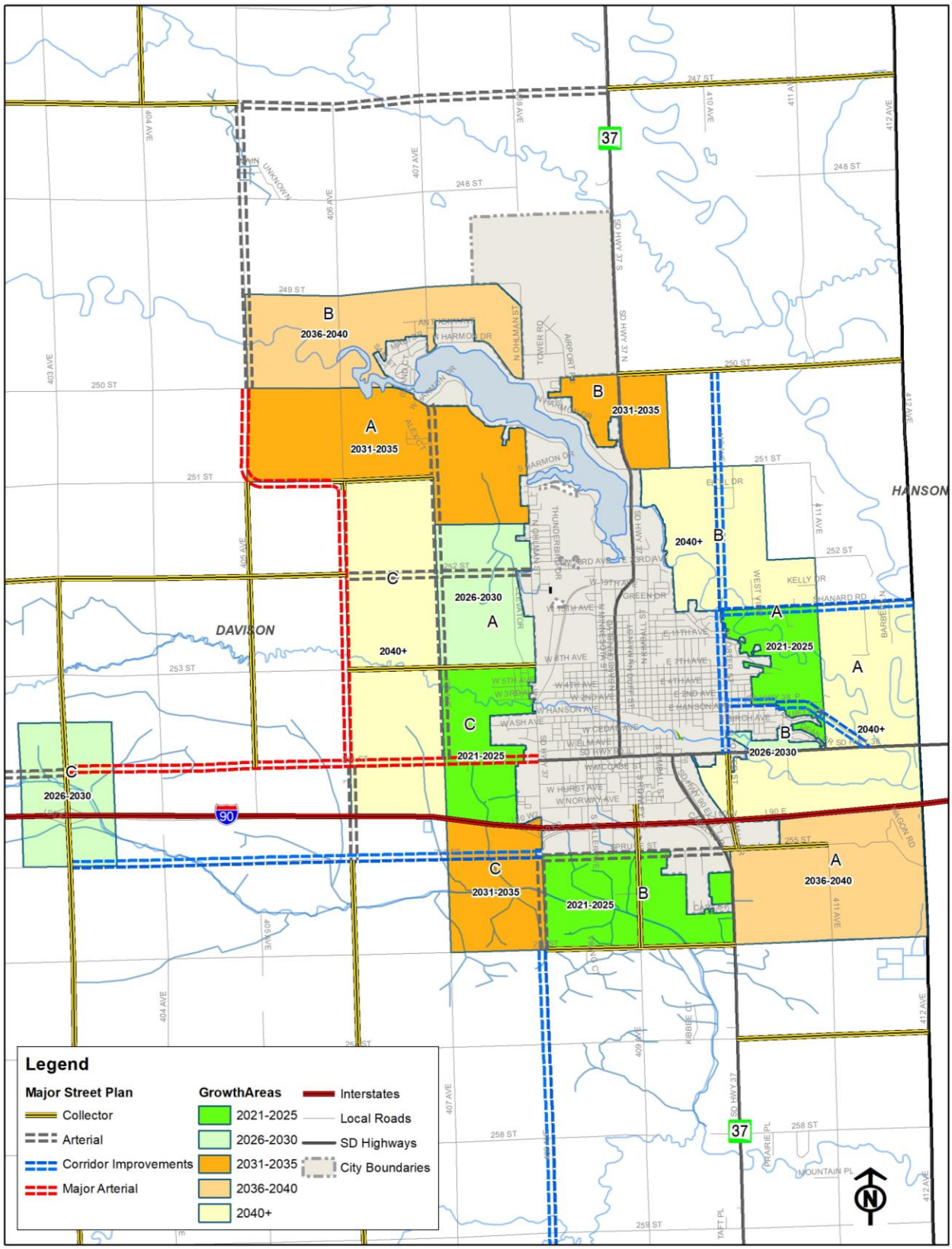


Figure 8.10 – Growth Areas and Major Street Plan (Mitchell Area)



Future Land Use Map

The final piece of a Comprehensive Plan is development of a "Future Land Use Map". This map is generally based upon numerous factors including:

- Infrastructure.
- Existing development patterns.
- Future growth needs.
- Countywide Land Use Design; and

The purpose of a future land use map is to provide a reference guide for development. The various land use boundaries are defined by the factors noted above along with other external influences. The intent is to not prepare the "future" map in a vacuum but to look past what has occurred and plan what should reasonably be expected to happen in the next 10 to 20 years. While this map is a guide it may also be utilized as a reference document in support of future land use decisions.

The Future Land Use Map is presented in **Figures 8.11 and 8.12.** The illustrations emphasize development activity within the same three townships. This map is intended to be a guide upon which a zoning map is prepared.

- Agriculture;
- Green Corridor;
- Parks-Rec-Conservation
- Rural Residential;
- Low Density Residential;
- Medium Density Residential;
- Mixed Use Center;
- Mixed Use;
- Employment Area; and
- Heavy Commercial

There are transitional uses that are found in the City of Mitchell's extraterritorial jurisdictional area (ETJ). The ETJ extends one mile beyond the City boundaries in each direction. The Mitchell Zoning Ordinance delineates this area an "Urban Development (UD)" district.

FIGURE 8.11
Future Land Use Map - Davison County

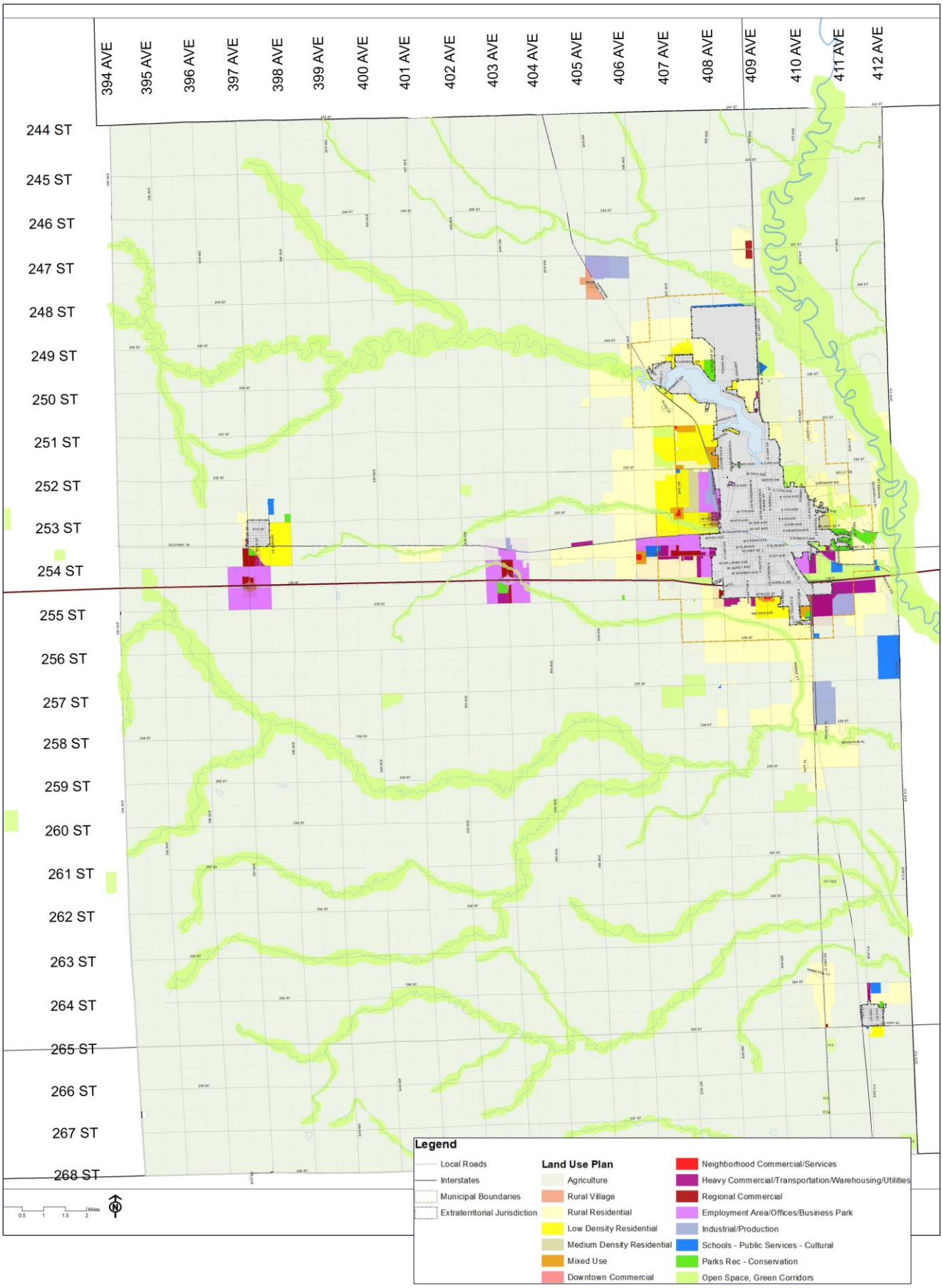
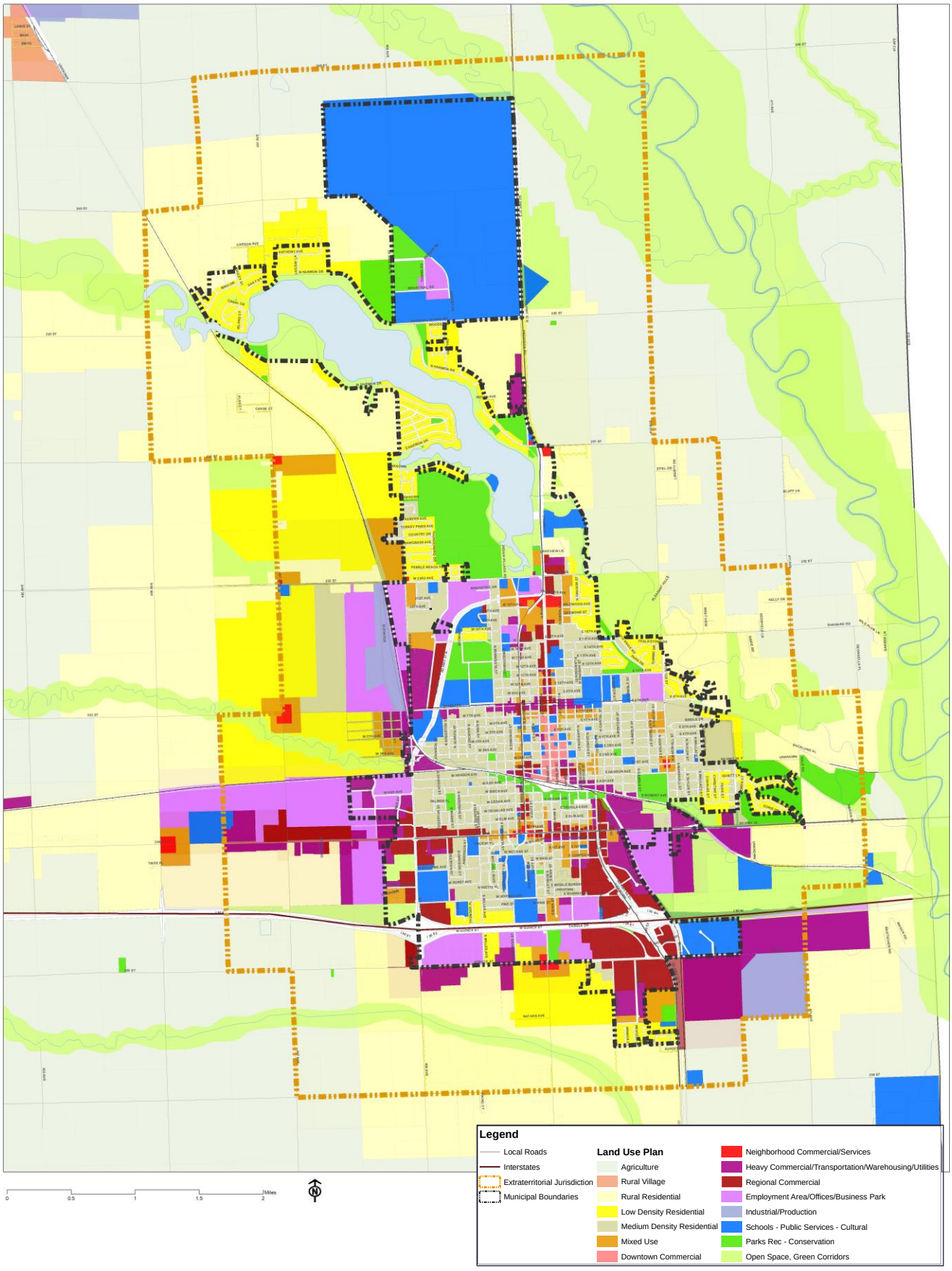
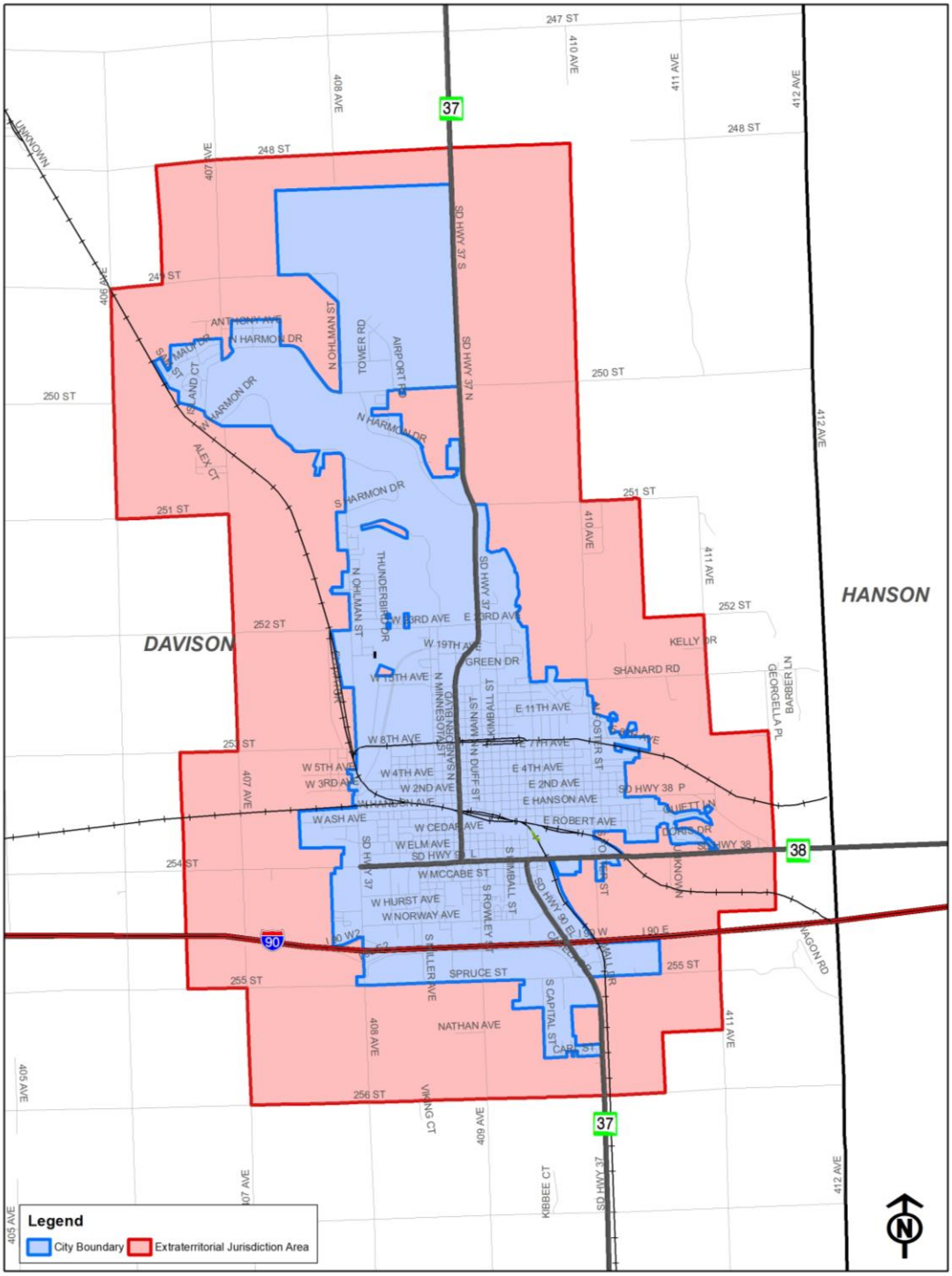


FIGURE 8.12
Future Land Use Map - Mitchell Area



Earlier, the County's land use planning jurisdictional area was defined as Davison County except the incorporated municipalities. This is an accurate description with the exception of an Extra-Territorial Jurisdictional (ETJ) area abutting the City of Mitchell. The ETJ area was granted to the City by the County Commission for the purpose of regulating land uses on properties lying outside the corporate limits, as illustrated within **Figure** 8.**13**.

FIGURE 8.13
City of Mitchell Extraterritorial Jurisdiction Area



Important Issues for Consideration

Animal Feeding Operations

The specialization and industrialization of American agriculture during the past several decades has resulted in an increased number of agricultural facilities that house and feed a large number of animals in a confined area. These facilities, known as concentrated animal feeding operations (CAFOs), offer a more efficient system to feed and house animals through specialization, increased facility size and close confinement of animals.

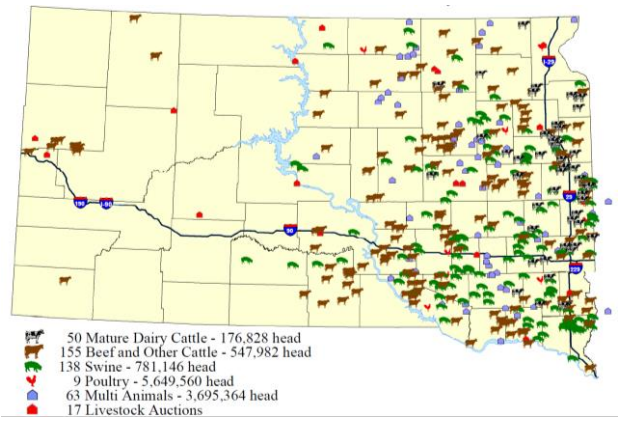
They also pose increased environmental and health problems for neighboring properties and communities. Because more waste is generated in CAFOs than other less-dense animal farm facilities, the potential for greater air, water and land pollution increases in nearby areas. The U.S. Environmental Protection Agency (EPA) projected that the nation's animal feeding operations annually produced more than 1.1 billion tons of manure. EPA estimated that CAFOs accounted for more than half of this amount.

When appropriately applied to soil, animal manure can fertilize crops and restore nutrients to the land. When improperly managed, however, animal wastes

can pose a threat to human health and the environment. Potential pollutants associated with animal wastes include nutrients (such as ammonia, nitrogen and phosphorus), organic matter, solids, pathogens, antibiotics, odorous or volatile compounds, and trace elements (such as arsenic and copper). According to the Centers for Disease Control and Prevention, these pollutants can directly affect human health and can encourage the growth and development of potentially harmful plants and organisms.

Due to the increased occupational, environmental and community hazards posed by CAFOs, state, local and federal authorities regulate them. The federal Clean Water Act prohibits discharges of pollutants from point sources into U.S. waters without a permit. Section 502 of the act specifically includes CAFOs in the definition of "point source." Therefore, CAFOs that discharge wastes into waterways must obtain a National Pollutant Discharge Elimination System (NPDES) permit, which limits the amount and types of pollutants that can be released.

There are 15 animal feeding operations in Davison County which handle cattle and hogs, totaling nearly 50,000 animals.



A study of suitable sites for more intensive agricultural uses in Davison County was conducted in 2016. The study revealed that there were **27** sites within Davison County which met the minimum standards for inclusion as potential Concentrated Animal Feeding Operation (CAFO) sites and **8** sites met the minimum standards for Agriculturally-related Industrial Development (AID).

Wind Energy Systems

Wind is a renewable energy source. Overall, using wind to produce energy has fewer effects on the environment than many other energy sources. Wind turbines do not release emissions that can pollute the air or water (with rare exceptions), and they do not require water for cooling. Wind turbines may also reduce the amount of electricity generation from fossil fuels, which results in lower total air pollution and carbon dioxide emissions.

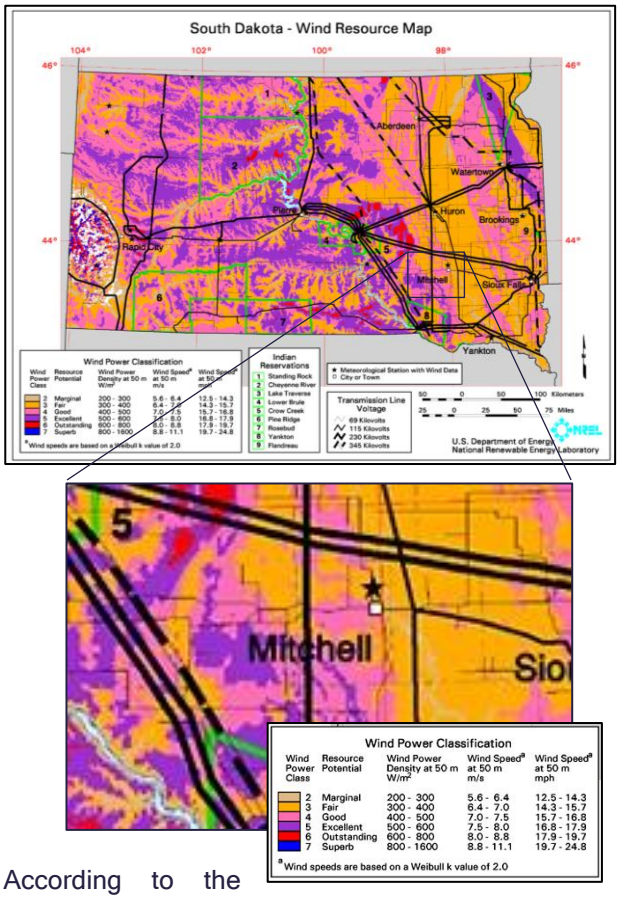
An individual wind turbine has a relatively small physical footprint. Groups of wind turbines, sometimes called wind farms, are located on open land, on ridges, or offshore in lakes or the ocean.

Modern wind turbines can be very large machines, and they may visually affect the landscape. A small number of wind turbines have also caught fire, and some have leaked lubricating fluids, but these occurrences are rare. Some people do not like the sound that wind turbine blades make as they turn in the wind. Some types of wind turbines and wind projects cause bird deaths. These deaths may contribute to declines in the population of species also affected by other human-related impacts. The wind energy industry and the U.S. government are researching ways to reduce the effect of wind turbines on birds.

Most wind power projects on land require service roads that add to the physical effects on the environment. Producing the metals and other materials used to make wind turbine components has impacts on the environment, and fossil fuels may have been used to produce the materials.

Operating a wind power plant is more complex than simply erecting wind turbines in a windy area. Wind power plant owners must carefully plan where to position wind turbines and must consider how fast and how often the wind blows at the site.

Good places for wind turbines are where the annual average wind speed is at least 9 miles per hour (mph)—or 4 meters per second (m/s)—for small wind turbines and 13 mph (5.8 m/s) for utility-scale turbines. Favorable sites include the tops of smooth, rounded hills; open plains and water; and mountain gaps that funnel and intensify wind. Wind resources are generally more favorable for electricity generation at higher elevations above the earth's surface. Large wind turbines are placed on towers that range from about 500 feet to as much as 900 feet tall.



According to the U.S. Department of Energy, Davison County presents good to excellent potential for wind power production in the graphic above.

Other wind projects have been established in the region. The Crow Lake project in northwest Aurora County has 101 turbines and a total capacity of 87 megawatts of electricity. Two projects in western Aurora County and eastern Brule County have a total of 18 turbines and nearly 42 megawatts of generation capacity.

Rural Residential Development

Sprawling residential, commercial and industrial development certainly has a detrimental effect on the rural landscape. But other forms of farmland

use have equally devastating effects, though it may take longer for the effects to surface. Repeated production of the same crop can deplete soils and nutrients when managed improperly, rendering highly productive land much less productive over time.

Hobby farms, purchased primarily as residences operate as micro-scale crop or livestock production facilities, private recreational amenities or simply 'rural lifestyle' homesteads. Other than the sale and development of the property, they rarely contribute to the economic viability of the agricultural community and serve to break up much larger tracts of previously productive land. This prevents true

investment in agricultural production and often allows for the eventual removal of the property to development.

These alternative land use forms have their effect on the farming community by raising the price of open land, breaking up open land and taking open land out of the market. The rural lifestyle can be strongly affected by the refusal of new or large-scale landowners, as well as new owners of hobby or mini-farms, to allow access to trails and open space across their lands.

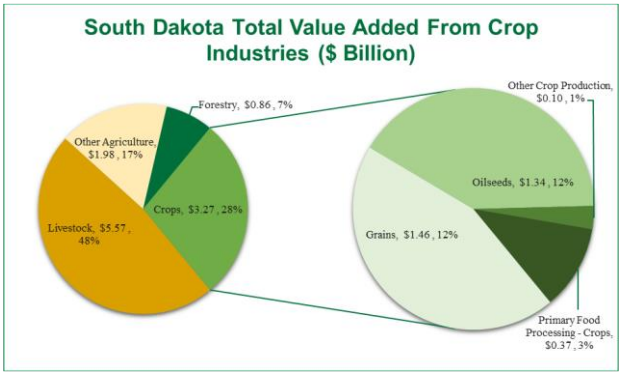
Many municipalities and counties have sought to slow the spread of rural sprawl by requiring larger residential building lots – at least 1 acre and in some areas five acres or larger. Unfortunately, this

approach has generally resulted in a new form of clustered sprawl, often with huge houses and rural subdivisions eating up open land and leaving fragmented natural areas and wildlife corridors. Natural habitat size is also reduced to the point where the native species populations cannot be sustained.

Value Added Agriculture

A study conducted in 2021[1] detailed the contribution that the agriculture, ethanol, and forestry industries made to South Dakota's economy. The study showed the state level results by four major categories: 1) Crops, 2) Livestock 3) Other Agriculture and 4) Forestry. The Crops category includes industries such as grain and oilseed farming, as well as crop food processing industries.

Total value added contributed to the South Dakota economy from crops was $3.27 billion. Grain and oilseed farming together make up 86% of this contribution at $1.46 billion and $1.34 billion in value added, respectively.

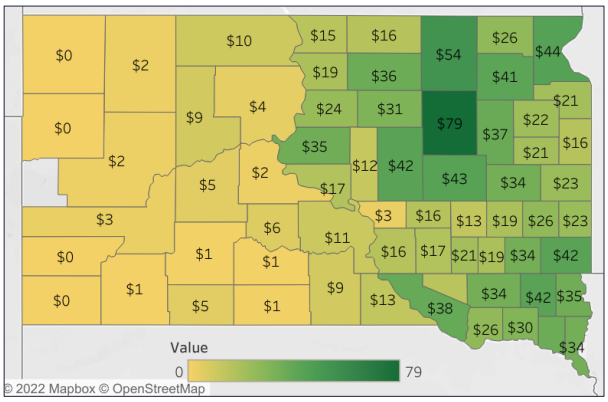


[1] 2021 Economic Contribution Study of South Dakota Agriculture, Ethanol and Forestry, July 2021, Decision Innovation Solutions.

Crop production and related economic activity in South Dakota also accounted for 30,817 jobs, $7.91 billion in output, and $3.34 billion in household income. In addition to crop production, the 'Primary Food Processing – Crops' category was a major contributor in this area. This category includes items such as wet corn milling, flour milling, and soybean processing.

The **Figure 8.14** below shows that Davison County's oilseed production added $21 million in value to the economy in 2021.

Figure 8.14
Value Added From Oilseed Crops, 2021



In 2022, the South Dakota Soybean Processors plans to construct a multi-seed processing plant near Mitchell. The plant will have the capacity to process 35 million bushels of soybeans annually or the equivalent 1.0 million tons of hi-oilseed crops.

According to Soybean Processors officials, "The increasing demand for vegetable oil is driving the expansion of soybean processing in the United States. A plant with the ability to also process hi-oilseed crops such as sunflowers (which can produce twice as much oil per acre than soybeans) significantly reduces the risk of the project and puts the plant in a much better position for long-term success.

The Mitchell site provides a unique set of advantages over other locations. In addition to being near an abundant supply of soybeans, the plant's western location is tributary to the western side of the state, an area well-suited for the production of hi-oilseed crops such as sunflowers and camelina.

It is notable, too, that the Mitchell area is experiencing significant growth in hog and dairy production, and these factors will help provide an increasing demand for soybean and sunflower meal. Further, the plant will be located on BNSF railway, and as SDSP has already established a strong relationship with them, we are looking forward to a partnership on this project."[2]

Figure 8.15
Land Cover by Acreage in Davison County, 2021

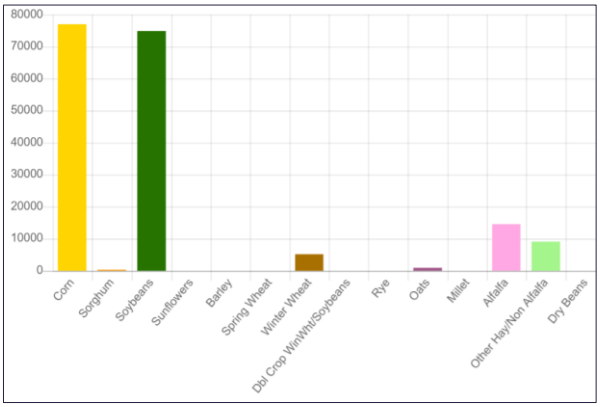
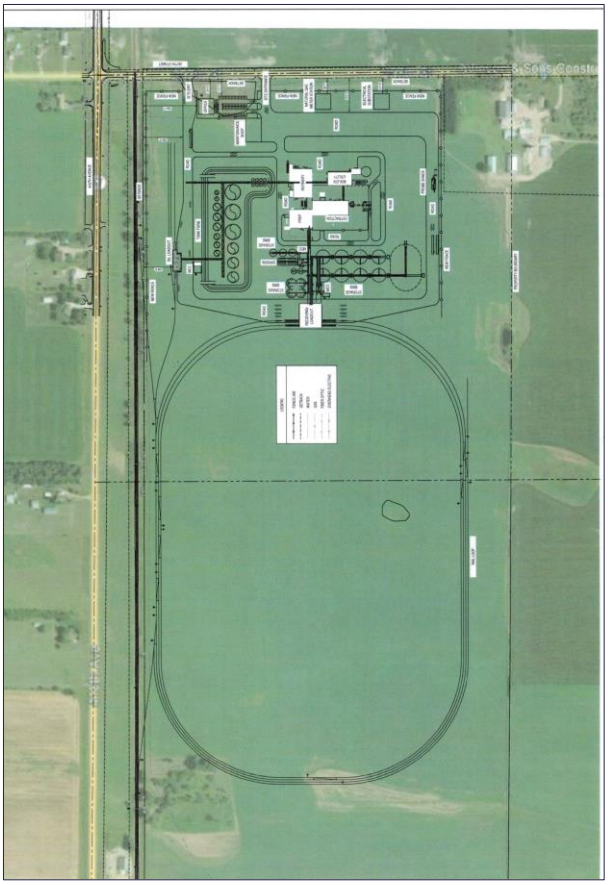


Figure 8.16
Proposed Soybean Processing Facility



[2] South Dakota Soybean Processors, Press Release, February 9, 2022

Firesteel Creek and Lake Mitchell Water Quality

Lake Mitchell is a man-made reservoir that was built in 1928 to serve as a drinking water supply and recreation center for the City of Mitchell and surrounding area. While used and enjoyed by generations of families over the years, a steady decline in water quality has also occurred over time.

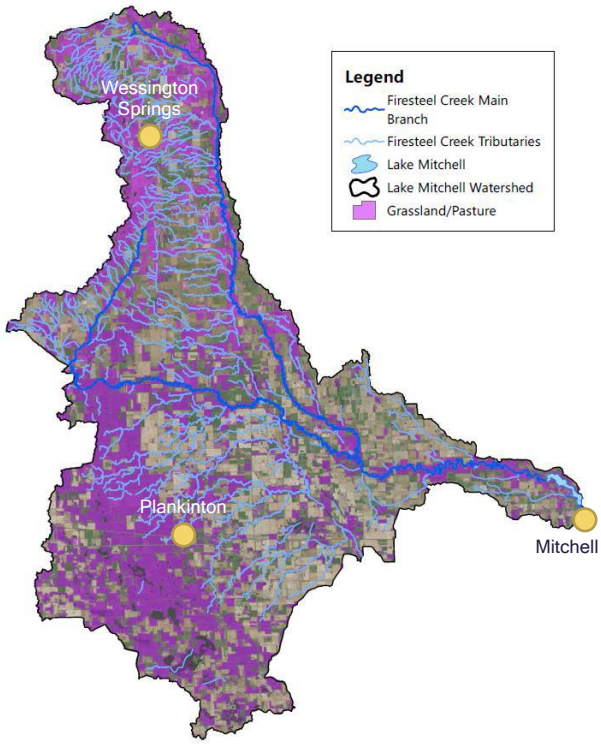
Studies of Lake Mitchell reach back to 1966 where investigations of a supplemental water supply were performed. Water quality issues of pollutant loading and algae blooms were published in 1985, and numerous studies followed to address the water quality concerns.

A water quality assessment study was completed in 1997, and has since resulted in an implementation project designed to reduce the sediment and nutrient loading that enters the lake. While no longer Mitchell's sole source for drinking water, Lake Mitchell continues to provide area residents and visitors with a variety of outdoor recreational opportunities.

The Firesteel/Lake Mitchell Watershed Project is designed to reduce the nutrient load entering Lake Mitchell from Firesteel Creek by installing Best Management Practices (BMPs) throughout the watershed. The goal is to reduce the phosphorus concentration by 50% by 2015 from its pre-assessment study levels in order to decrease lake productivity and ease the intensity and duration of the lake's annual algae blooms. Information dissemination and educational outreach has also played an important role in the continuing effort to reach this goal.

BMPs are methods that have been determined to be the most effective and practical means of preventing or reducing the movement of sediment, nutrients, or other pollutants from the land to surface or ground water.

Figure 8.17
Firesteel Creek Watershed Map



While most BMPs are targeted towards rural resource concerns, urban residents also share a responsibility to do their part towards improving and protecting the water quality of Lake Mitchell. Some of the BMPs that have been applied within the Firesteel Creek Watershed Project include the following.

1. Riparian Areas
2. Feedlot Improvements & Nutrient Management Planning
3. Urban Lawns & Landscapes

Medical and Recreational Cannabis

Cannabis is a relatively new land use; because it was not legal, there was no need to define and regulate it in zoning ordinances. Many local governments are undertaking the nascent process of regulating cannabis and are imposing zoning conditions by which cannabis land uses must abide by to reduce impact on surrounding properties, or to make the approval of a cannabis land use more politically palatable.

Zoning conditions commonly imposed by local governments for cannabis land uses may include the following:

- Buffering (a distance from a school or church, for example);

- Density (how many cannabis businesses may operate within a certain area);
- Operational characteristics hours of operation and odor (for manufacturers);
- Storefront characteristics such as lighting, storefront display, signage.

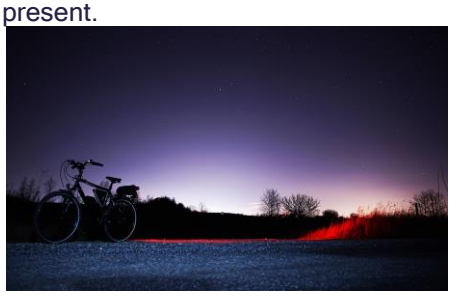
On November 3, 2020, South Dakota passed ballot Measure 26 to approve medical marijuana club. As of July 1, 2021, medical patients can purchase, possess, and consume cannabis to relieve their debilitating conditions. The first medical dispensary in the state opened on July 27, 2022.

As the cannabis industry in South Dakota begins to grow, there are plenty of regulations and rules to understand so certified establishments can remain compliant. The following list highlights the law in South Dakota regarding medical cannabis:

- South Dakota has not passed adult-use cannabis legalization but some local governments have decriminalized small quantities of cannabis.
- The Department of Health is in charge of issuing registration certificates for medical marijuana establishments.
- Dispensary staff members must be over the age of 21.
- Cannabis purchase limits in South Dakota are 3 ounces of cannabis flower every 14 days.

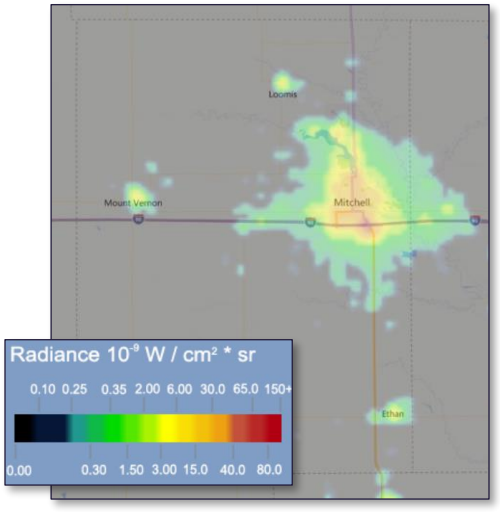
Light Pollution and Dark Sky Preservation

Light pollution is the presence of unwanted, inappropriate, or excessive artificial lighting. In a descriptive sense, the term light pollution refers to the effects of any poorly implemented lighting, during the day or night. Light pollution can be understood not only as a phenomenon resulting from a specific source or kind of pollution, but also as a contributor to the wider, collective impact of various sources of pollution.
Artificial light can wreak havoc on natural body rhythms in both humans and animals. Nocturnal light interrupts sleep and confuses the circadian rhythm–the internal, twenty-four-hour clock that guides day and night activities and affects physiological processes in nearly all living organisms. One of these processes is the production of the hormone melatonin, which is released when it is dark and is inhibited when there is light present.



Since people may disagree over whether any particular lighting source is irritating or how important its effects on non-human life are, it is common for one person to consider as light pollution something that another finds desirable. One example is found in advertising, when an advertiser wishes for particular lights to be bright and visible while others find them annoying. Other types of light pollution are less disputed. For instance, light that accidentally crosses a property boundary and annoys a neighbor is generally considered wasted and pollutive.

There are several organizations working to reduce light pollution. One of these is the U.S.-based International Dark Sky Association (IDA) to preserve the natural night sky. IDA educates the public and certifies parks and other places that have worked to reduce their light emissions.



The image above shows a higher level of radiance, or “light pollution,” around Mitchell than in the surrounding rural areas.

Energy conservation advocates contend that light pollution must be addressed by changing the habits of society, so that lighting is used more efficiently, with less waste and less creation of unwanted or unneeded illumination. Several industry groups also recognize light pollution as an important issue.

FUTURE DEVELOPMENT

This section contains the development "vision" for Davison County. It is expressed through goals and policies. A definition for each term is presented below.

- Goal: A general statement that reflects ideals, ambitions or hopes.
- Policy: A statement concerning an action or position taken to achieve an objective.

GOALS

The goals of guiding development within Davison County are as follows:

- Provide for orderly, efficient and economical development;
- To enhance communication among townships, municipalities, and service providers who have the potential to impact and influence development patterns;
- To maintain a viable agricultural economy and preserve the rural quality of life;
- To provide a choice of living environments for county residents;
- To achieve the maximum efficiency in the provision of public services and facilities;
- To promote aesthetically attractive development in rural areas;
- To preserve environmental, historical and cultural resources; and
- To provide a transportation system that promotes the safe and efficient movement of people, goods, and services.

POLICIES

Goals are general statements drafted to assist in identifying policies whereas policies are implemented via regulations such as a zoning ordinance. Davison County has established the following policies regarding the development of lands within the jurisdictional area defined herein. The policies have been divided into the five categories reflected within the current and future land use maps.

Agriculture Development Policies

- Preserve and protect the agricultural productivity of rural land by regulating the development of non-farm residential sites;
- The premature development of agricultural land should be discouraged;
- Protect the rural area from uses which interfere and are not compatible with general farming practices; and
- Regulate concentrated animal feeding and processing operations to protect environmental quality and minimize conflicts with human activities.

Commercial Development Policies

- Coordinate the siting of commercial and industrial activities with the municipalities;
- Coordinate the siting of agriculture related activities with the customer base;
- Locate commercial activities in close proximity to the necessary infrastructure;
- Regulate strip development along major transportation routes; and
- Preserve the environmental quality with regards to economic development.

Public Properties Development Policies

- Foster communication between the numerous public land holders;
- Apply zoning regulations to public entities whenever possible;
- Weigh proposed public activities against the rights of affected property owners;
- Mitigate potential conflicting land uses; and
- Promote additional public green space within the county.

Residential Development Policies

- Encourage new residential construction to locate on platted lots of record and other parcels which already qualify as building sites;
- Restrict premature development of residential areas before proper infrastructure needs can be developed;
- Limit rural densities so that current service levels are not exceeded, thereby avoiding the creation of special purpose districts (i.e. sanitary, water and road districts);
- Restrict development in areas where unsuitable soils and other physical limitations are present; and
- Discourage strip development along roadways, particularly those which serve as gateways to the

municipalities, rural subdivisions, and major activity centers.

Transitional Development Policies

- Encourage new residential construction to locate on platted lots of record and other parcels which already qualify as building sites;
- Control development of transition areas so infrastructure improvements are not needed before they can be economically developed;
- Limit rural densities so that current service levels are not exceeded, thereby avoiding the creation of special purpose districts (i.e. sanitary, water and road districts);
- Restrict development in areas where unsuitable soils and other physical limitations are present; and
- Regulate strip development along roadways, particularly those which serve as gateways to the municipalities, rural subdivisions, and major activity centers.

Summation

Future development should be regulated through land use controls, most likely a zoning ordinance. Any land use regulations incorporated by the County should be designed according to these six basic principles.

- Compatibility of land uses;
- Promotion of in-fill;
- Reuse of vacant sites within the appropriate districts;
- Utilization of existing public infrastructure and road systems;
- Protection of the public health, safety and the general welfare; and
- Balancing of private citizen rights and the public interest.

Any development proposals, which do not follow these principles, nor are proposed in the appropriate district, should be carefully evaluated before being implemented or approved.

Rural Growth and Development Concepts

Rural Conservation Subdivision

Conservation subdivisions (CSDs) are a design strategy that attempts to preserve undivided, buildable tracts of land as communal open space for residents. In a conservation subdivision, ideally 50 to 70 percent of the buildable land is set aside as open space by grouping homes on the developed portions of the land. The process promoted by Randall Arendt begins by identifying land to be conserved and ends with drawing in lot lines for the planned homes (Arendt). These design steps occur in an order opposite that of conventional subdivisions.[i]

Example of rural sprawl and CSD alternative

The image below is an example of how a rural area in Davison County could be developed into a conservation subdivision with consideration of the natural features and amenities guiding the design.

[1] Conservation Subdivision Handbook, North Carolina State University

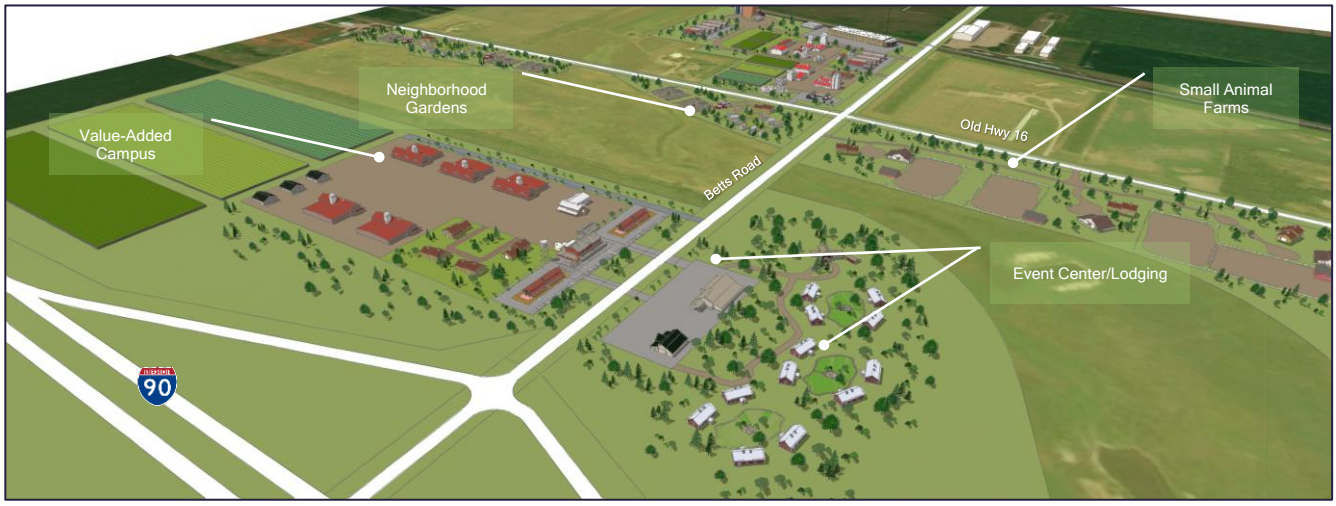
Rural Agri-Industrial Development

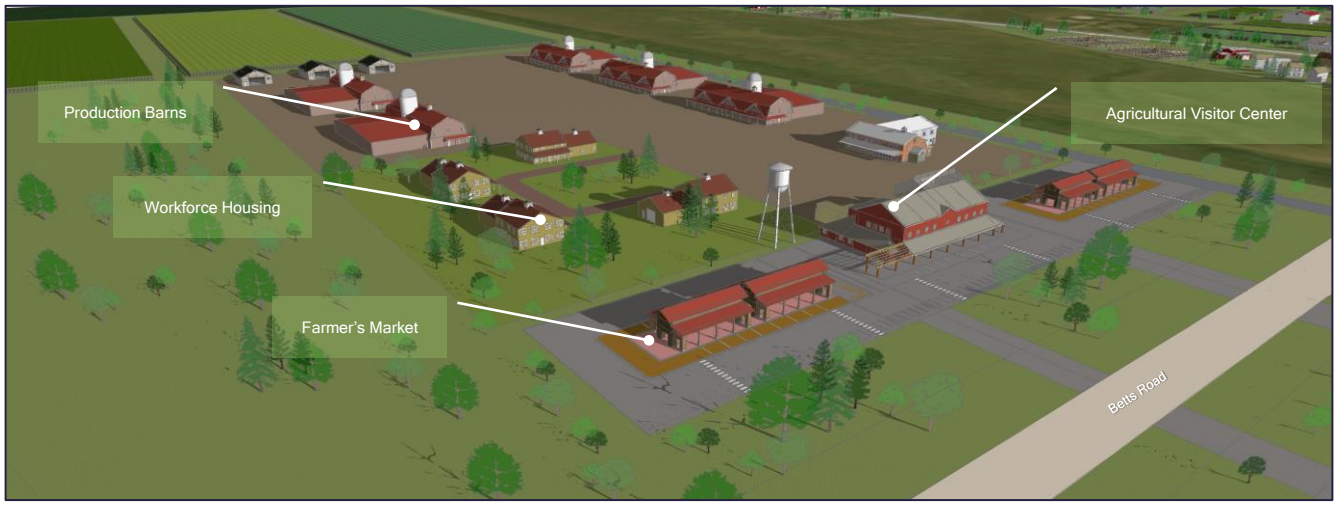
"Agri-Industrial Complex" is a term that exists to identify a combination of several sectors of the economy that provide mass production of food and consumer goods. Beside regular farming and agriculture it also encompasses such industries like forestry, fishing and others.

The complex includes four main fields of interest:

- Agriculture - The basis of the Agro-Industrial Complex includes horticulture, animal husbandry, industrial farming, individual farming and so on
- Supporting industries and services that provide support to agriculture by means of production and material resources such as manufacturing of farming equipment including agricultural machinery as well as tools, production of fertilizers and other chemicals including pesticides, etc.
- Industries that process agricultural basic goods such as food industry or industries that process agricultural basic goods for light industry
- Infrastructural section of the Agro-Industrial Complex includes productions that are involved in provision, transportation, safekeeping, trading of agricultural materials, training of human resources, construction

The following images show an agricultural development concept at Interstate 90 and Betts Road between Mitchell and Mount Vernon.





Ethan, SD

CHAPTER 9

POPULATION

Ethan was laid out in 1883, and named in honor of Ethan Allen, a patriot in the Revolutionary War. The town is located ten miles south of Mitchell and one mile east of South Dakota Highway 37. Certain data will be presented in comparison to similarly sized towns in the area: Alexandria, Dimock, Fulton, Letcher, Mount Vernon, and Plankinton. Comparison with similar communities can help local leaders evaluate Ethan's status in the region.

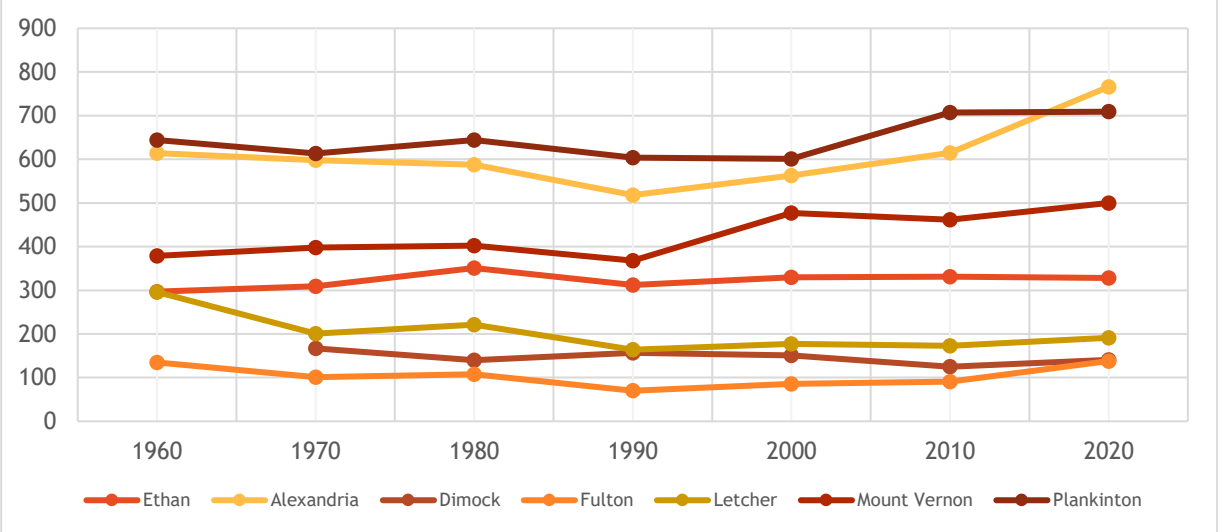
Table 9.1 contains historical populations for the County, State and towns between 1960 and 2020. The 2020 Census data showed Ethan with a population of 328 persons. Overall, Ethan grew slightly since 1960; about 5 people per decade.

TABLE 9.1
Population Data: 1960 - 2020

Area	1960	1970	1980	1990	2000	2010	2020	% Change 1960-2020	Annual Growth
Davison	16,681	17,319	17,820	17,503	18,741	19,504	19,890	19.24%	0.29%
Ethan	297	309	351	312	330	331	328	10.44%	0.17%
Alexandria	614	598	588	518	563	615	766	24.76%	0.37%
Dimock		167	140	157	151	125	141	-15.57%	-0.28%
Fulton	135	101	108	70	86	91	138	2.22%	0.04%
Letcher	296	201	221	164	177	173	191	-35.47%	-0.73%
Mount Vernon	379	398	402	368	477	462	500	31.93%	0.46%
Plankinton	644	613	644	604	601	707	709	10.09%	0.16%
South Dakota	680,514	666,257	690,768	696,004	754,844	814,180	879,336	29.22%	0.43%

In **Figure 9.1** below, Ethan's population is represented by the shaded line. **Figure 9.1** shows where towns such as Alexandria and Plankinton have shown steady growth since 2000. In terms of percentage growth or decline, Mount Vernon has grown by 15 % since 1960, while Letcher has declined by 40 % over the same period.

FIGURE 9.1
Population Change of Area Towns: 1960-2020



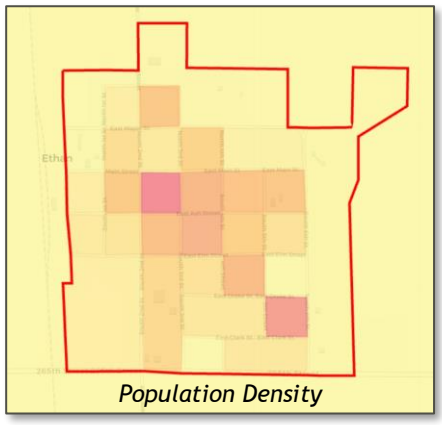
The term population encompasses numerous sub-sections, divisions, groups, etc. One of these divisions is race. In comparing the racial data between the towns, County, and State, there are very stark differences. The towns in the study area are predominantly white while Davison County and South Dakota have a more diverse racial population. **Table 9.2** displays racial data for Ethan and comparable towns.

TABLE 9.2
Specified Racial Population Data 2020

Entity	White	Black	American Indian	Asian	Hawaiian & Other Pacific Islander	Some Other Race	Two or More Races
Davison	18,422	269	352	243	0	208	396
Ethan	297	0	0	0	0	0	0
Alexandria	761	0	0	0	0	0	5
Dimock	141	0	0	0	0	0	0
Fulton	138	0	0	0	0	0	0
Letcher	172	0	0	3	0	0	16
Mount Vernon	487	0	0	0	0	0	13
Plankinton	640	0	18	0	0	43	8
South Dakota	735,228	18,836	74,975	12,413	544	7,320	30,020

Sources: US Census

The population of Ethan is fairly spread out throughout the town. There are two blocks, one near downtown and one in the southeast part of town, where the population is more concentrated as shown in the image to the right. Yellow tones represent low population density and red tones indicate higher concentrations of people.


Population Density

While general population data is useful in addressing general issues facing the County, it is necessary to group the county's residents into smaller divisions in order to evaluate service needs. The previous tables show that Davison County is growing but additional questions remain such as how, why, and where.

An area of concern in South Dakota is the loss of youth, coupled with an increasing median age of residents. This trend is not a new issue, but one that affects some regions at a much greater rate than others. There are many reasons for these concerns including labor force, stability, services, and dependency to name a few. **Tables 9.3** and **9.4** contain a fifty-year trend of youth and aged populations.

TABLE 9.3
Youth Population - Age 18 or Younger - 1970 - 2020

Entity	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	5,956	4,990	4,827	4,753	5,252	4,594	-1,362	-22.87%
Ethan	44	113	104	99	94	92	48	109.09%
Alexandria	184	173	136	155	167	221	37	20.11%
Dimock	69	42	46	36	9	47	-22	-31.88%
Fulton	32	34	17	15	32	30	-2	-6.25%
Letcher	74	60	39	44	49	50	-24	-32.43%
Mount Vernon	93	112	107	152	139	124	31	33.33%
Plankinton	186	161	151	133	157	177	-9	-4.84%
South Dakota	241,175	205,606	198,973	202,649	226,740	215,747	-25,428	-10.54%

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

The recent trend in Ethan is promising when compared to the control group and state figures. In the previous decades, 1970-2020, the youth population in Ethan more than doubled (109% increase) compared to an 10.54% drop in the youth population in South Dakota.

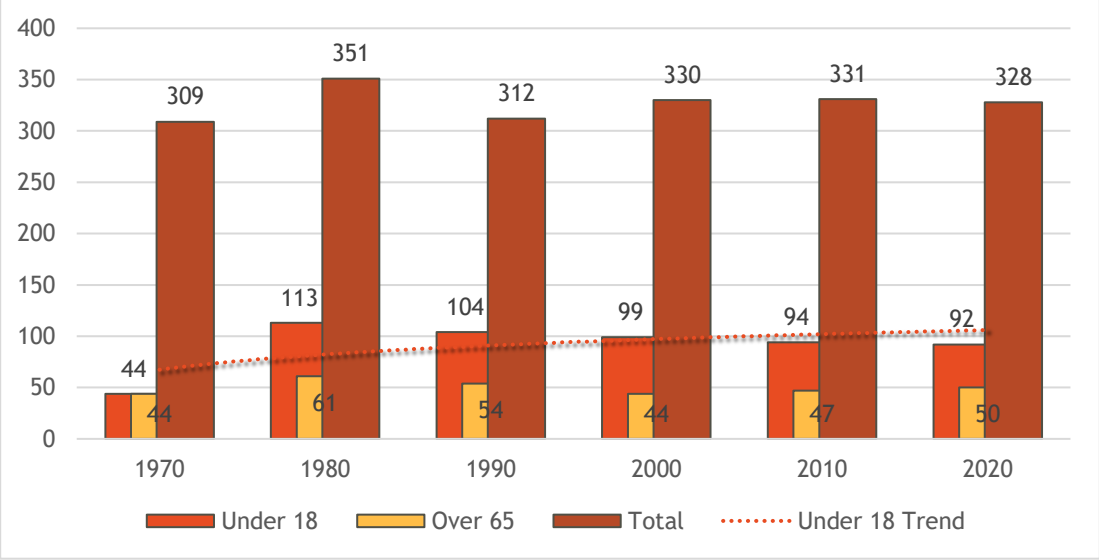
Table 9.4 shows that the number of people aged 65 or older increased in Ethan, Davison County, and South Dakota. The elderly population in Ethan increased by 13.64% since 1970 while the same cohort grew by nearly 83% in South Dakota in the same period. Letcher and Mount Vernon reported a sizeable decrease in the elderly population in terms of percent gain or loss.

TABLE 9.4
Aged Population - Age 65 or Older - 1970 - 2020

Area name	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	2,520	2,764	3,050	3,042	3,301	**3,709**	1,189	47.18%
Ethan	44	61	54	44	48	50	6	13.64%
Alexandria	151	130	115	96	99	159	8	5.30%
Dimock	33	25	29	39	30	35	2	6.06%
Fulton	31	23	25	21	10	29	-2	-6.45%
Letcher	33	46	41	33	31	10	-23	-69.70%
Mount Vernon	93	87	70	61	67	46	-47	-50.54%
Plankinton	122	143	151	125	85	119	-3	-2.46%
South Dakota	80,274	91,019	102,114	108,131	116,581	146,831	66,557	82.91%

The dependent populations in Ethan between 1970 and 2020 are illustrated in **Figure 9.2.** It clearly shows that, since 1980, youth have outnumbered the elderly in Ethan. This measure can inform leaders and policy makers what type of resources may be needed. For example, school facilities and teachers will be vital in Ethan in order to serve the youth population. On the other hand, skilled or in-home care would be needed to serve a predominantly elderly population.

FIGURE 9.2
Dependent Populations, Ethan: 1970-2020

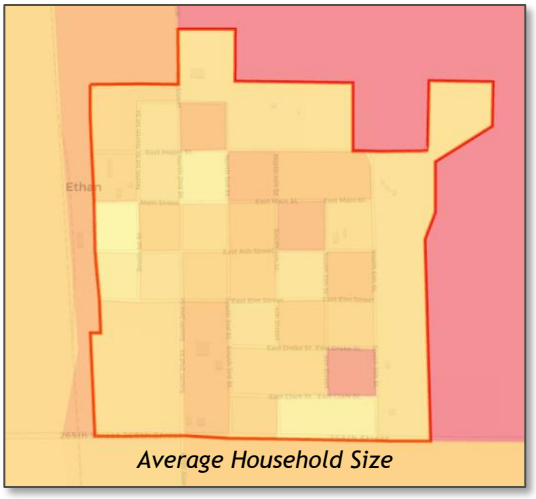


The number, type, and size of households in a community can indicate where demand for housing units and services will be in the future. **Table 9.5** compares the number and average size of households in Ethan and Mount Vernon. A slight majority of households in Ethan consist of married couples. The percentage of married-couple households in Ethan is slightly higher than Davison County and South Dakota but less than Mount Vernon. The average size of various household types in Ethan is a bit less than the other places in

the study area. The average married couple household size in Ethan lags behind the State (2.97 persons per household in Ethan compared to 3.04 persons per household for the State).

TABLE 9.5
Households by Type, 2010-2020

		SD		Davison County		Ethan		Mount Vernon	
		Total HH	Avg. HH Size	Total HH	Avg. HH Size	Total HH	Avg. HH Size	Total HH	Avg. HH Size
Total	**2010**	315,468	2.43	8,086	2.25	119	2.37	164	2.53
	2020	347,878	2.43	8,651	2.18	144	2.28	248	2.02
Married-couple family households	**2010**	164,007	3.02	4,181	2.88	67	2.97	99	3.12
	2020	171,918	3.04	4,122	2.90	75	2.95	101	2.94
Male householder, no spouse present, family household	**2010**	11,862	3.32	194	4.27	1	2.0	10	3.70
	2020	15,628	3.28	364	3.16	4	3.0	12	4.50
Female householder, no spouse present, family household	**2010**	30,010	3.25	608	2.92	15	3.0	3	2.0
	2020	31,159	3.55	590	2.94	9	2.89	5	3.20
Nonfamily households	**2010**	109,859	1.22	3,103	1.15	36	--	52	1.21
	2020	129,173	1.25	3,575	1.12	56	1.23	130	1.02



Average Household Size

Households, on average, are larger in the rural areas. The darker shades of red in the image to the left indicate a larger average household size. Blocks inside the town boundaries of Ethan have smaller average household sizes. It could be inferred that new housing units developed in the community would need to accommodate smaller households while rural housing should be able to accommodate larger families.

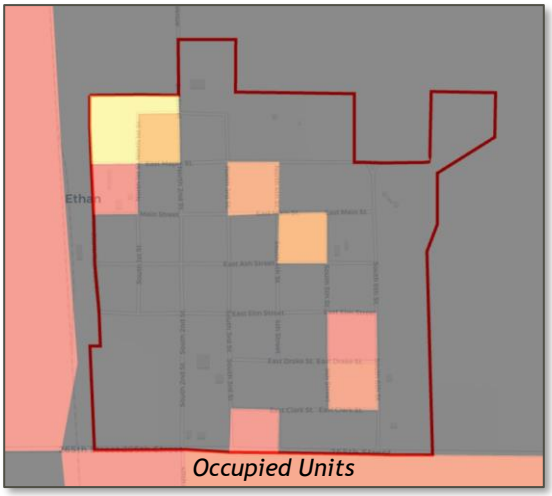
HOUSING

The condition of housing may be evaluated by several factors, including type, age, quality, and affordability. **Table 9.6** identifies the number of housing units for the study communities in 2010 and 2020. It shows 153 total housing units in the Ethan, of which 144 were occupied (only 5.9% vacant units). The table displays a pattern of reductions in housing vacancies across the comparable communities and a dramatic reduction in vacancies in Ethan, Letcher, and Mount Vernon.

TABLE 9.6
Housing Units and Vacancy- 2010-2020

	Year	Total housing units	Occupied	Vacant	Percent Vacant	Homeowner vacancy rate	Rental vacancy rate
Davison	2010	8,792	8,086	706	8.00%	1	6.2
	2020	9,550	8,651	899	9.40%	1	13.6
Ethan	2010	159	119	40	25.20%	13.1	0
	2020	153	144	9	5.90%	9.2	0
Alexandria	2010	295	271	24	8.10%	0	25.5
	2020	302	280	22	7.30%	3	0
Dimock	2010	62	53	9	14.50%	0	0
	2020	43	43	0	0.00%	0	0
Fulton	2010	58	58	0	0.00%	0	0
	2020	55	55	0	0.00%	0	0
Letcher	2010	98	73	25	25.50%	9	85.7
	2020	98	83	15	15.30%	0	18.8
Mount Vernon	2010	207	164	43	20.80%	4.5	39.3
	2020	268	248	20	7.50%	3.4	4.4
Plankinton	2010	309	259	50	16.20%	0	8.7
	2020	347	314	33	9.50%	0	7.8
South Dakota	2010	357,725	315,468	42,257	11.80%	1.5	6.4
	2020	396,817	347,878	48,939	12.30%	1.2	6.8

The image below depicts the housing occupancy levels by block in Ethan. The dark gray shades indicate 100% occupied housing units. The yellow shades indicate very low occupancy levels (or high vacancy).



Occupied Units

A more detailed snapshot of the housing stock is provided in **Table 9.7**. The data shows Ethan's occupied housing increased by 25 units in the period between 2010 and 2020, which equates to an increase of over 2 units per year.

Sizeable increases were reported in mobile homes and units in three/four-plexes. Mobile homes account for about 6.5% of the total units in Ethan. Over 30% of the total housing units in Letcher are mobile homes.

TABLE 9.7
Detailed Housing Units by Type: 2010-2020

	Year	Total	1-unit detached	1-unit attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 + units	Mobile home	Boat, RV, etc.
Davison	2010	8,792	5,851	201	207	382	460	601	579	511	0
	2020	9,550	5,974	245	131	616	570	540	984	490	0
Ethan	2010	159	145	0	0	6	0	0	2	6	0
	2020	153	128	1	0	13	0	0	1	10	0
Alexandria	2010	295	248	0	3	12	8	0	0	24	0
	2020	302	287	0	0	6	9	0	0	0	0
Dimock	2010	62	58	0	0	4	0	0	0	0	0
	2020	43	40	0	0	3	0	0	0	0	0
Fulton	2010	58	58	0	0	0	0	0	0	0	0
	2020	55	54	0	0	0	0	0	0	1	0
Letcher	2010	98	63	0	0	12	0	0	0	23	0
	2020	98	70	0	0	6	0	0	0	22	0
Mount Vernon	2010	207	175	0	7	17	0	0	0	8	0
	2020	268	228	3	3	16	0	0	0	18	0
Plankinton	2010	309	239	0	16	21	0	0	0	29	4
	2020	347	250	0	14	23	0	7	0	51	2
South Dakota	2010	357,725	246,674	11,360	7,681	12,176	12,737	12,270	21,369	33,338	120
	2020	396,817	266,995	15,086	7,453	14,254	15,386	17,327	25,792	34,316	208

Source: 2010, 2020 US Census Table DP-4

Table 9.8 lists the value of homes in Ethan and comparative towns for the years 2010 and 2020. One of the sources of community revenue is the property taxes generated through the value of owner-occupied dwelling units. In a developing community, the number of owner-occupied units with higher values should increase over time. The number of units valued between $150,000 and $200,000 in Ethan increased by 8 between 2010 and 2020. However, **Table 9.8** shows the highest number of the Ethan's owner-occupied housing units fall between $50,000 and $150,000 in value.

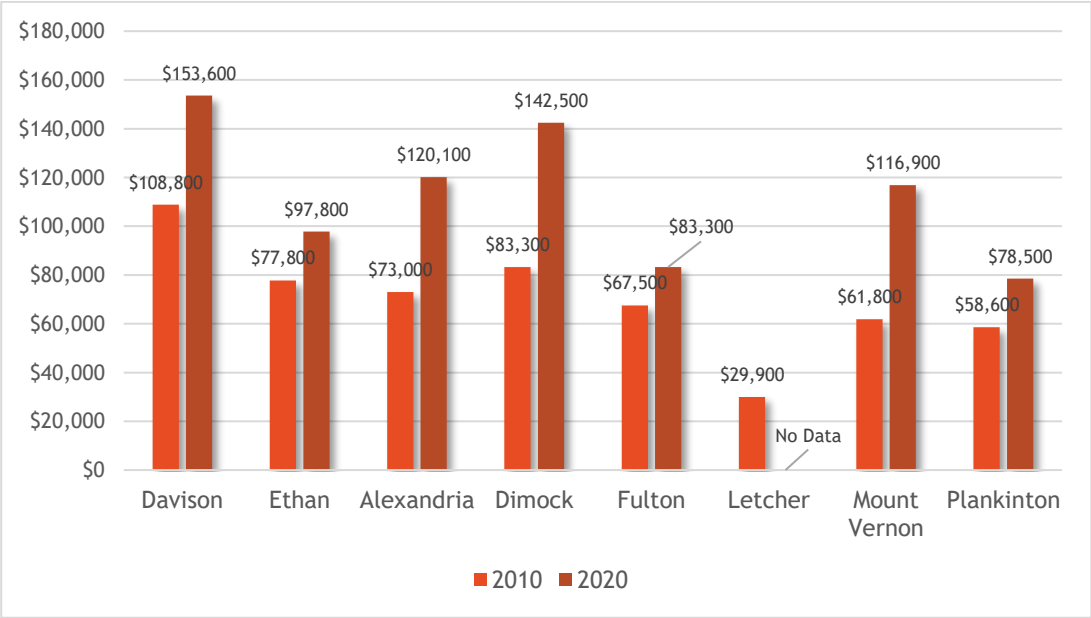
TABLE 9.8
Value of Owner-Occupied Housing Units - 2010 - 2020

	Year	Less than $50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 to $299,999	$300,000 to $499,999	$500,000 to $999,999	$1,000,000 or more
Davison	2010	638	1,664	1,168	791	544	238	31	23
	2020	495	805	1,168	1,136	940	481	121	41
Ethan	2010	10	47	24	4	0	0	0	0
	2020	17	31	26	12	2	0	1	0
Alexandria	2010	43	145	35	11	2	0	0	0
	2020	17	66	93	31	20	0	0	0
Dimock	2010	9	14	10	0	3	2	0	0
	2020	5	7	7	11	5	0	0	0
Fulton	2010	21	8	17	2	5	0	0	0
	2020	21	18	8	3	3	1	0	0
Letcher	2010	52	11	6	0	0	2	0	0
	2020	35	11	12	4	0	0	0	0
Mount Vernon	2010	49	75	6	14	0	3	0	0
	2020	15	34	48	24	12	3	0	4
Plankinton	2010	72	69	22	10	2	0	0	0
	2020	53	92	49	20	27	0	2	0
South Dakota	2010	26,464	30,602	36,093	43,474	52,839	34,848	10,105	2,070
	2020	26,464	30,602	36,093	43,474	52,839	34,848	10,105	2,070

Source: 2010, 2020 US Census Table DP-4

Another measure of potential community tax revenue is the median housing unit value. **Figure 9.3** shows the change in median housing unit values in Ethan, Davison County, and comparable communities. The median values in Mount Vernon nearly doubled, with an eighty-eight percent (88%) increase between 2010 and 2020, from $61,800 to $116,900. The median value in Ethan grew by 22% over the same period, from $77,800 in 2010 to $97,800 in 2020.

FIGURE 9.3
Change in Median Housing Unit Values: 2010-2020



There were key issues or influences which affect housing stock identified at the onset of this section. Many times, these items are not autonomous but have a correlation to each other either directly or indirectly. Value can be related to quality, age, and demand. Quality and age share a more indirect relationship. The data presented in **Table 9.9** examine the age of structures. About one-third of the housing units in Ethan were built before 1940.


Single Family Ranch House in Ethan

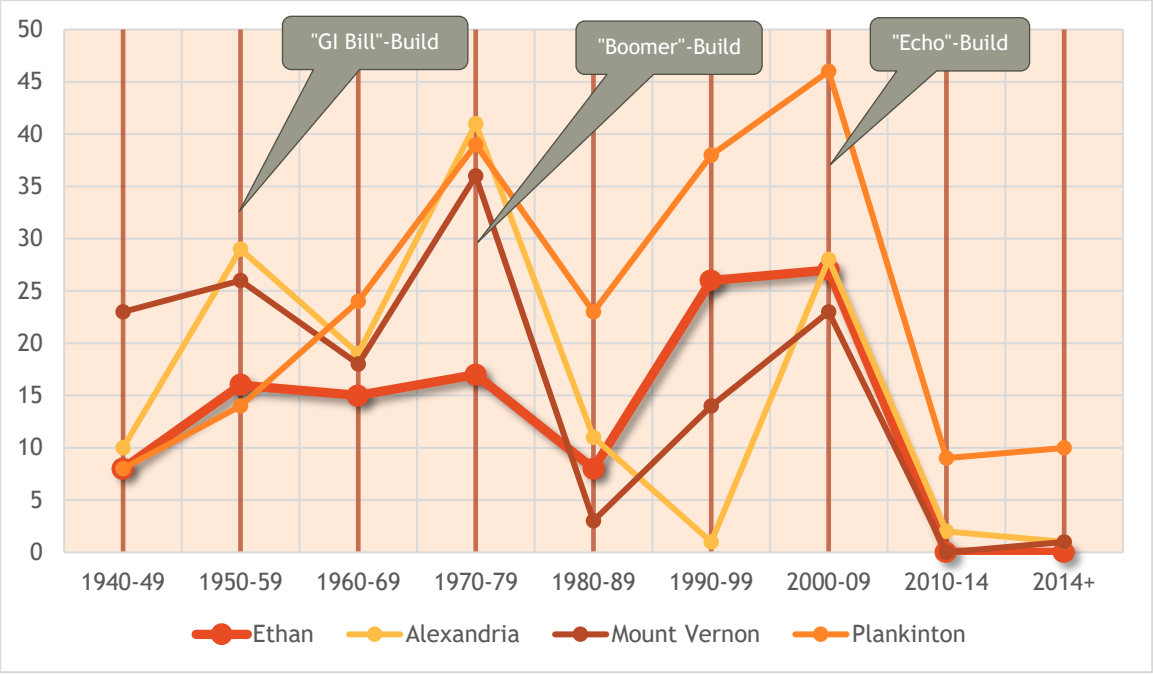
The age of the towns' housing stock is further illustrated in **Figure 9.4.** By graphing the years of construction, patterns emerge that show when there was a surge, or slowdown, in housing construction. We can infer some general periods tied to generations or historical trends by viewing the data. For example, most of the towns reported a "bump" in housing unit construction during the 1950s. History shows us that many homes were built in America under the "GI Bill," which provided low-interest loans for veterans returning from World War II. Another peak happened in the 1970s, which would reflect the subsequent Baby Boomer generation building homes, and so forth.

TABLE 9.9
Years of Construction - Housing Units - Through 2020

	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Davison	313	361	891	893	675	1,743	766	829	409	2,670
%	3.3%	3.8%	9.3%	9.4%	7.1%	18.3%	8.0%	8.7%	4.3%	28.0%
Ethan	0	0	17	20	8	20	19	21	8	40
%	0.0%	0.0%	11.1%	13.1%	5.2%	13.1%	12.4%	13.7%	5.2%	26.1%
Alexandria	1	8	48	8	11	36	21	50	9	110
%	0.3%	2.6%	15.9%	2.6%	3.6%	11.9%	7.0%	16.6%	3.0%	36.4%
Dimock	0	0	0	0	12	6	3	5	1	16
%	0.0%	0.0%	0.0%	0.0%	27.9%	14.0%	7.0%	11.6%	2.3%	37.2%
Fulton	0	0	10	9	2	0	0	0	2	32
%	0.0%	0.0%	18.2%	16.4%	3.6%	0.0%	0.0%	0.0%	3.6%	58.2%
Letcher	0	0	2	0	6	25	8	7	9	41
%	0.0%	0.0%	2.0%	0.0%	6.1%	25.5%	8.2%	7.1%	9.2%	41.8%
Mount Vernon	2	0	23	15	7	30	22	18	27	124
%	0.7%	0.0%	8.6%	5.6%	2.6%	11.2%	8.2%	6.7%	10.1%	46.3%
Plankinton	8	10	69	38	32	38	21	16	5	110
%	2.3%	2.9%	19.9%	11.0%	9.2%	11.0%	6.1%	4.6%	1.4%	31.7%
South Dakota	18,750	16,954	55,234	50,640	37,980	64,536	32,818	34,472	16,455	68,978
%	4.7%	4.3%	13.9%	12.8%	9.6%	16.3%	8.3%	8.7%	4.1%	17.4%

Source: 2019 US Census Table DP-4

FIGURE 9.4
Housing Units - Years of Construction



Housing Projections

Tables 9.10, 9.11 and 9.12 present twenty-year housing projections for Davison County and Ethan based on the town's distribution of housing types. The program provides production targets for various cost ranges of rental and owner-occupied units. The projections based on the following assumptions:

- The vast majority of new housing in the County will be at least 65 to 90% single family and 2 to 28% multi family housing. This is consistent to the 2018 owner/renter distribution of occupied housing in the County and its towns.
- Owner-occupied housing will continue to be higher-valued units based on recent building trends and home values.
- Lower-income households will generally be accommodated in rental development.

The analysis indicates a need for about 1,263 housing units in the next twenty years (2021-2040). Of the total unit demand, 715 will be single family units, 283 will be multi-family units, 67 will be mobile homes, and 197 would be infill or replacement of dilapidated units. The projections equate to approximately 60 total units per year over the twenty-year period. The unit projections are allocated by each town according to their share of the County's total population as shown in **Table 9.11**.

It is important to note that affordable housing can be addressed partially through a filtering process. Thus, a unit that meets the needs of a high-income, empty-nester household may encourage that household to sell their current home to a moderate-income family. Filtering processes rarely satisfy an affordable need on a one-to-one basis, but they do realistically address part of the market demand.

Table 9.10, 2040 Housing Projection Summary
Davison County

2040 Totals	
Projected Units	1,263
Infill/Replacement	197
Single Family Units	715
Multi-Family	283
Mobile Homes	67
Acres Needed	
Infill/Replacement	64
Single Family Units	437
Multi-Family	36
Mobile Homes	12
Total	549
30 % Markup (roads, market)	126
Total Residential Acres	675

Table 9.11, Share of County Population, 2020

Town/Area	Percent
Mitchell	78.80%
Ethan	1.85%
Mount Vernon	2.54%
Balance of Davison County	16.81%

Table 9.12 lay out the detailed acreage that will be needed to accommodate the housing units projected in Tables 9.10 and 9.11. If growth in the County and the subsequent towns follows the projected population and housing units, over 675 acres of land will be needed for residential development. The projections were based on the following densities and assumptions:

In Towns:

- Single family units at 2.5 units/acre
- Multi family units at 8 units/acre
- Manufactured homes at 6 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

In Rural Areas:

- Single family units at 1 unit/acre
- Multi family units at 4 units/acre
- Manufactured homes at 4 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

The total number of new housing units projected in Ethan is 23 units over the planning period. Applying the unit type and density assumptions conclude that there will be 7.5 net acres of land in demand for residential use in Ethan. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 10 acres. **Table 9.12** provides a detailed breakdown of unit types and residential land needed over the planning period in Ethan.

Table 9.12: Ethan's Share of Units and Acreage Needed

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	5	6	6	6	23
Infill/Replacement	1	1	1	1	2
Single Family Units	4	4	5	5	18
Multi-Family	0	0	0	0	2
Mobile Homes	0	0	0	0	1
Net Acres Needed	1.81	1.86	1.91	1.97	7.55
30 % Markup (roads, market, etc.)	0.54	0.56	0.57	0.59	2.27
Total Acres Needed	2.35	2.42	2.49	2.56	9.82

EDUCATION

The health of a community's income can be measured to some degree by the level and quality of education of its residents. Education may be reviewed from three perspectives:

1) Educational attainment;
2) Status of the existing systems; and
3) Opportunities for residents.

The level of traditional educational attainment is presented in **Table 9.13.** The data reveal a trend toward a higher percentage of residents attaining a higher level of education in Ethan. Nearly 95% of Ethan's population has at least a high school diploma or higher, which is a higher concentration that most of the towns in the study area.

Table 9.13
Educational Attainment - 2020

Entity	< 9th	9-12 No Diploma	High School Graduate	Some College	A.A or A.S.	B.A. or B.S.	MA or PHD	% High School Plus	% B.A./B.S. Plus
Davison	2.7%	6.3%	32.3%	21.4%	11.3%	19.4%	6.7%	91.0%	26.0%
Ethan	3.1%	2.0%	41.8%	18.4%	24.0%	7.7%	3.1%	94.9%	10.7%
Alexandria	3.3%	8.6%	28.9%	20.7%	15.9%	16.1%	6.5%	88.1%	22.6%
Dimock	7.9%	6.7%	52.8%	13.5%	13.5%	4.5%	1.1%	85.4%	5.6%
Fulton	1.0%	1.0%	38.6%	31.7%	4.0%	12.9%	10.9%	98.0%	23.8%
Letcher	2.7%	7.3%	39.1%	10.9%	19.1%	15.5%	5.5%	90.0%	20.9%
Mount Vernon	3.7%	3.4%	45.4%	20.6%	11.5%	14.6%	0.8%	93.0%	15.5%
Plankinton	9.8%	6.2%	28.7%	16.2%	15.6%	13.9%	9.6%	84.0%	23.5%
South Dakota	2.8%	5.0%	30.2%	21.1%	11.6%	20.1%	9.2%	92.2%	29.3%

Source: 2020 Census, Summary File 3


Ethan School

A second issue to consider in reviewing education is the status of existing educational systems. **Table 9.14** provides a statistical overview of school districts in the study area. The acronym A.D.M. represents "average daily membership" or enrollment, which is calculated by the South Dakota Department of Education in an effort to establish a baseline for state financial assistance. The dollars per ADM varies from $9,864 in Ethan to $12,367 in Sanborn Central (Letcher); over $2,500 in difference between the two districts. The student/teacher ratio more widely varies in the area, from a low of 8.9 in Plankinton to a high ratio of 13.9 in Ethan. The average salary of teachers in the school districts is comparable. Mount Vernon has a higher share of teachers with advanced degrees.

Table 9.14
School District Profiles 2020/2021

Entity	PK-12 Enrolled	Student/Staff Ratio	ACT Score*	K-12 Certified Teachers	Average Salary	Average Years Exp.	Advanced Degrees %	Dollars per ADM	General Fund Balance
Ethan 17-1	283	13.9	21.4	20.3	$47,683	13.9	27.3%	$9,864	$732,839
Hanson 30-1 (Alexandria/Fulton)	411	13.2	20.8	31.1	$43,676	19.6	28.1%	$8,839	$838,902
Parkston 33-3 (Dimock)	569	12.5	20.7	45.6	$46,652	15.4	20.4%	$10,489	$1,460,481
Sanborn Central 55-5 (Letcher)	199	9.5	*	20.1	$43,452	15.6	18.2%	$12,367	$758,445
Mount Vernon 17-3	234	12.6	22.9	17.6	$45,216	12.0	36.8%	$11,869	$1,036,343
Plankinton 01-1	299	8.9	21.4	30.7	$45,528	15.5	32.3%	$11,471	$1,453,133

Source: South Dakota Department of Education

There are several educational opportunities for the residents of Ethan to explore. A higher-educated population can lead to skilled occupations and higher paying positions. Two institutions; Dakota Wesleyan University and Mitchell Technical College (MTC), offer a variety of degrees in programs which lead to skilled jobs. Both colleges are located ten miles away in Mitchell. **Table 9.15** below shows the top five programs between Dakota Wesleyan and MTC and the number of graduates in each program.

TABLE 9.15; Top Programs by Number of Graduates

Health Professions and Related Programs	148
Business, Management, Marketing, and Related Support Services	83
Agriculture, Agriculture Operations, and Related Sciences	61
Construction Trades	60
Engineering Technologies and Engineering-Related Fields	5

School Facility Planning

Ethan has set aside an area of about 40 acres that may accommodate future growth. This area may yield 50 housing units if developed at 2 units per acre. **Table 9.16** shows the projected number of youth that the growth area in Ethan may produce.

TABLE 9.16, Youth Projection in Ethan Growth Area

	Ethan
Gross Acres	39.0
Limitations (Acres)	0.0
Developed Acres	0.0
Developable Acres	39.0
% ROW, Public, Etc.	35.0%
Net Acres	25.4
Unit Density	2.0
Unit Capacity	50.0
Units/Lots Sold-Built	0.0
Net Unit Capacity	50.0
People/Household	2.10
Population Projection	105.0
Youth Projection (.45/HH)	23

We can delineate the projected youth from new growth into three age groups based on Ethan's current school-aged population. Of the 23 projected youth in Ethan's growth area, we can allocate 8 youth to the elementary school, 9 to the middle school, and 6 to the high school portions of Ethan's school facility. Compared to the student capacity of each of the school's divisions, there does not appear to be a need for additional school facility space in Ethan over the planning period.

TABLE 9.17, Ethan School Facility Analysis

	Enrollment	Building Capacities (Students)	Remaining Capacity	Projections Assigned To School	Projected Enrollment	Enrollment to Capacity	New School Needed?	Additional Sq. Ft. Needed
Elementary	150	200	50	8	158	(43)	No	--
Middle School	40	50	10	9	49	(1)	No	--
High School	78	100	22	6	84	(16)	No	--

EMPLOYMENT

Employment statistics are like other areas in that there are industry specific categories or definitions. Four definitions are used in reviewing employment data.

- **Civilian labor force**: All persons age 16 years old and older, classified as employed or unemployed. Persons not included are active duty members of the U.S. Military, students, homemakers, retired workers, seasonal workers not looking for work, inmates, disabled persons, and those doing unpaid family work of less than 15 hours a week.
- **Labor force**: The civilian labor force, consisting of all people age 16 and over classified as employed or unemployed along with members of the U.S. Armed Forces.
- **Employed**: All civilians 16 years old and over who were either at work or had a job but were not at work due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Does not include people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations.
- **Unemployed**: All civilians 16 years old and over are classified as unemployed if they did not have a job or had a job but not working and were actively looking for work during the last 4 weeks, and were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Table 9.18 provide an overview of the labor force. In 2020, Davison County, Ethan and most of the comparison towns all had incredibly low unemployment rates.

TABLE 9.18
Employment Status Comparison - 2020

Entity	Persons Age 16 and Above	In Labor Force	Civilian Labor Force	Employed	Unemployed	Armed Forces	Not In Labor Force	Percent
Davison	15,687	10,704	10,680	10,453	227	24	4,983	1.4%
Ethan	244	188	186	186	0	2	56	0.0%
Alexandria	570	396	394	389	5	2	174	0.9%
Dimock	95	56	56	56	0	0	39	0.0%
Fulton	123	80	80	76	4	0	43	3.3%
Letcher	148	131	131	125	6	0	17	4.1%
Mount Vernon	381	337	337	330	7	0	44	1.8%
Plankinton	545	413	413	413	0	0	132	0.0%
South Dakota	686,885	466,573	463,888	447,607	16,281	2,685	220,312	2.4%

Source: 2000 Census Table DP-3

Previous information dealt with unemployment while the next section examines the employment base in Ethan. The industry classifications within the following tables are provided by the U.S. Census Bureau and are designed to group similar occupations together for the purpose of statistical analysis. The various classifications have been revised in recent years, which may result in shifts within categories when comparing earlier and more recent data sets. **Table 9.19** identifies the major employment industries in Ethan as well as their growth or decline between 1990 and 2020.

TABLE 9.19
Ethan Employment by Industry - 1990 - 2020

Industry	1990	2000	2010	2020	% Change 1990-2020
Agriculture/Forest/Fish/Mining	0	1	7	0	--
Construction	14	32	18	31	121.4%
Manufacturing	19	24	31	25	31.6%
Wholesale Trade	12	5	5	1	-91.7%
Retail Trade	20	35	5	11	-45.0%
Trans., Warehouse, & Utility	10	7	18	5	-50.0%
Information	0	0	5	1	--
Finance/Insurance/Real Estate	1	1	4	6	500.0%
Professional Services	4	10	6	16	300.0%
Education/Health/Social Services	25	34	43	67	168.0%
Arts, Entertain./Rec./ Accom./Food	2	11	1	9	350.0%
Other Services	0	3	0	5	--
Public Administration	2	5	3	9	350.0%
Total	109	168	146	186	70.6%

Source: 2000 Census Table DP-3; 1990 Census CP-2-43 T146; 1980 Census PC80-1-C43 T178

The nearly thirty-year period between 1990 and 2020 was a time when wholesale trade, retail trade, and transportation/warehousing experienced a significant decline in employment in Ethan. The same period saw significant increases in the construction, finance, professional services, educational/health sectors, arts/entrainment, and public administration.

Table 9.20 focuses on occupations in Ethan for the previous thirty years. While there has been virtually no one employed in farming occupations, the level of employed persons in management and professional services occupations has risen dramatically. Likewise, construction/maintenance and production/transportation occupations have increased in the past thirty years. Several employed in management and production occupations are employed in the same industrial sector, such as manufacturing.

TABLE 9.20
Ethan Occupations - 1990 - 2020

	1990	2000	2010	2020
Management & Professional Services	17	45	48	40
Service	17	23	7	37
Sales and Office	30	40	23	39
Farming, fishing, and forestry	0	1	0	0
Construction & Maintenance	13	23	21	21
Production & Transportation	32	36	47	46
Total Employed: Age 16 and Above	109	168	146	186

Source: 2020: ACS 5-Year Estimates Subject Tables, S2401 2000 Census Table DP-3; 1990 Census CP-2-43 T145

Table 9.21 includes a list of the five largest primary employers in Ethan as well as the number of persons employed at each business. Primary employers are those who provide full time positions which afford opportunities to attract employees. The top two employers, who represent the education and construction materials, employ nearly 84 persons.

TABLE 9.21
Major Employers in Ethan

Rank	Employer and Place	Product / Service	Employees
1	Ethan School District	Education	49
2	Ethan Coop Lumber	Building Supply Store	35
3	Riggs Construction	Single Family Housing Construction	8
4	Mcbrayer & Mcbrayer	Single Family Housing Construction	8
5	Farmer's Alliance	Agriculture Service	8

Commuting

Commuting data includes where people work (including from work from home), when their trip starts, how they get there, and how long it takes. Commuting data helps policy makers and planners make decisions related to transportation infrastructure. Some of the topics included in the American Community Survey data are travel time, means of transportation, time of departure for work, vehicles available, and expenses associated with the commute. The ACS also asks workers about their place of work.

Ethan residents who are in the labor force primarily drive alone to work as shown in **Table 9.22**. The percentage of those who drive their own vehicle rose from 65.3% in 2010 to 83.4% in 2020. The percentage of people who walked to their job decreased from 8.3% in 2010 to 2.1% in 2020.

TABLE 9.22
Ethan Commuting Data - 2010 - 2020

Mode of Transportation	2010	2020
	Percent	Percent
Workers 16 years and over	**144**	**187**
MEANS OF TRANSPORTATION TO WORK		
Car, truck, or van	87.5	89.3
Drove alone	65.3	83.4
Carpooled	22.2	5.9
In 2-person carpool	22.2	2.7
In 3-person carpool	0.0	1.1
In 4-or-more person carpool	0.0	2.1
Workers per car, truck, or van	1.15	1.04
Public transportation (excluding taxicab)	0.0	0.0
Walked	8.3	2.1
Bicycle	0.0	0.5
Taxicab, motorcycle, or other means	0.0	2.1
Worked from home	4.2	5.9

Source: 2000 Census Summary File 3; 2020 Census Summary File 3

Table 9.23 shows that 22.2% of the workers in Ethan travel 15-20 minutes to work in 2020. The ability of people to go from place to place more efficiently has greatly increased areas for potential labor force, thus the workers in Ethan travel on average 20 minutes to their workplace.

TABLE 9.23
Davison County Worker Commute Times

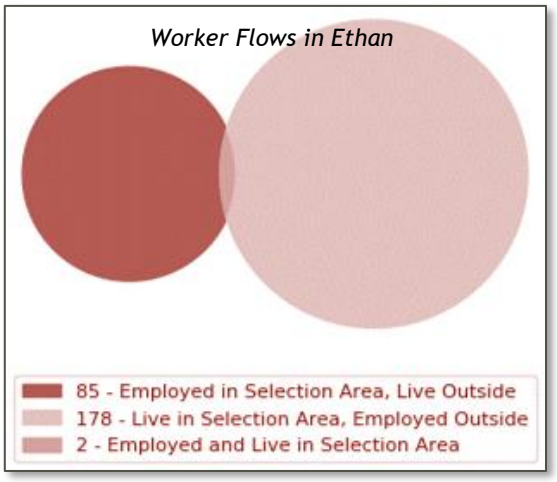
Commute Time	Percent
Less than 10 minutes	14.2
10 to 14 minutes	10.8
15 to 19 minutes	22.2
20 to 24 minutes	33.0
25 to 29 minutes	4.0
30 to 34 minutes	5.7
35 to 44 minutes	3.4
45 to 59 minutes	0.0
60 or more minutes	6.8
Mean travel time to work (minutes)	20.3

Source: ACS, 2020

Worker Flows

When information about workers' residence location and workplace location are coupled, a *commuting flow* is generated. The origin-destination flow format describes the interconnectedness between communities, including the interchange of people, goods, and services. Using OnTheMap, we can conclude the following for Ethan residents and workers:

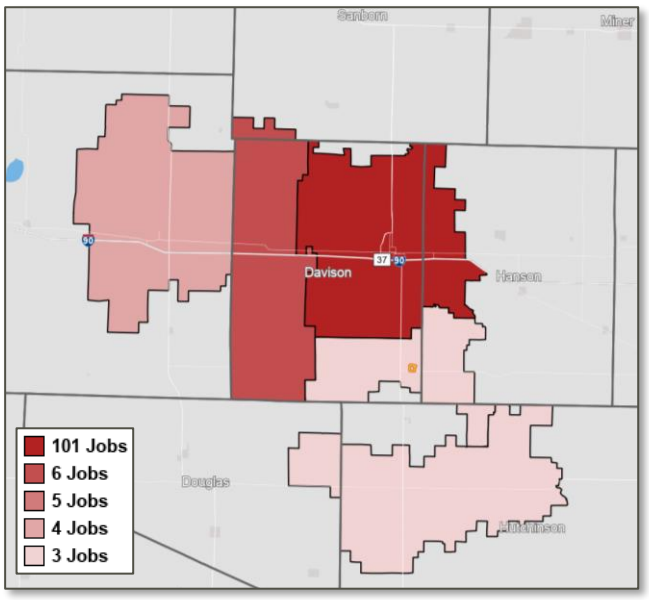
- 85 people are employed in Ethan, but live somewhere outside of town.
- Only 2 people both reside and work in Ethan
- 178 live in Ethan, but travel elsewhere for work



Ethan may be considered a "job center," but the number of residents who live in town and work elsewhere outnumber those who travel to town for work by a factor of 2 to 1. The graphic at the left shows the dynamics of worker inflow and outflow in Ethan. A "job center" would have a larger dark circle on the left of the graphic compared to the lighter circle on the right. There could even be an overlap between the two circles, which would indicate that many residents work in town.

In **Figure 9.5**, job locations for residents of Ethan are shown by zip codes. The number of workers from Ethan in each zip code are shown by graduated colors. The darker colors represent more workers who live in Ethan and work in that zip code. According to Figure 5.5, most people who live in Ethan, travel to the Mitchell area (57301) to work.

FIGURE 9.5
Work Locations for Ethan Residents by Zip Code

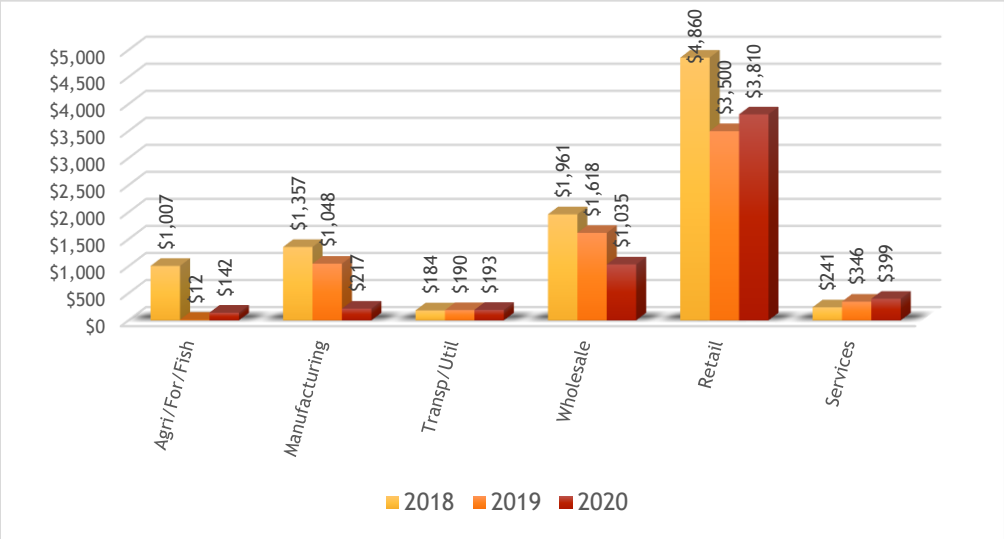


Business Taxes

The state of an economy is measured with numerous factors, one of which is sales. Sales may be used to measure the relative "health" of an economy, primarily as it is perceived by the general public. Consumers reflect their confidence in an economy through spending habits.

Figure 9.6 illustrates the recent trends in general gross sales in Ethan. Retail is the strongest sector in Ethan, while Transportation/Utilities is generally the weakest sector in terms of sales. Sales in the Agriculture sector decreased dramatically between 2018 and 2020, from $1.07 million to $142,000 in 2020. Manufacturing also reported a huge decline between 2018 and 2020, from $1.35 million to $217,000. Sales in the Services sector increased by 65% from 2018 to 2020.

FIGURE 9.6
Ethan- General Gross Sales ($000's)
2018-2020



Source: SD Dept of Revenue, South Dakota Sales and Use Tax Report 2018-2020

INCOME

There are several factors to consider in obtaining an accurate understanding of local population characteristics. One of these items is wealth or income. Wealth is affected by numerous variables, but for the majority of the population it is directly tied to income, which is influenced by employment.

The median incomes (per capita, household, and family) of the comparative towns for 2010 and 2020 are shown in **Table 9.24**. The median per capita income in Ethan grew by 32% between 2010 and 2020. Median household income grew by 40% in the same period.

TABLE 9.24
Median Incomes, 2010-2020

	Per Capita Income			Household Income			Family Income		
	2010	2020	% Change	2010	2020	% Change	2010	2020	% Change
Davison	$22,794	$30,006	32%	$41,867	$48,267	15%	$54,677	$75,404	38%
Ethan	$19,194	$25,329	32%	$40,417	$56,667	40%	$56,607	$62,500	10%
Alexandria	$21,186	$25,587	21%	$45,417	$52,500	16%	$52,813	$87,143	65%
Dimock	$25,813	$22,352	-13%	$34,688	$69,375	100%	$59,167	$76,250	29%
Fulton	$21,109	$23,100	9%	$66,250	$44,028	-34%	$78,229	$62,083	-21%
Letcher	$21,689	$25,807	19%	$32,250	$56,016	74%	$55,625	$73,125	31%
Mount Vernon	$20,712	$28,032	35%	$51,875	$46,250	-11%	$61,071	$71,250	17%
Plankinton	$19,499	$33,231	70%	$43,839	$62,917	44%	$50,714	$80,714	59%
South Dakota	$24,110	$31,415	30%	$46,369	$59,896	29%	$58,958	$77,042	31%

Table 9.25 contain household income figures for Ethan and comparable towns. In 2020 the majority of households (41) reported income in a single income category between $50,000 and $75,000. This appears to be a pattern among most of the comparable towns. Several households (42) in Ethan earned between $25,000 and $50,000.

TABLE 9.25
Household Income 2020

Entity	Under $10,000	$10,000-$14,000	$15,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	$150,000-$199,999	$200,000 & Above
Davison	503	568	795	1,130	1,543	1,138	1,080	1,233	407	254
Ethan	0	6	14	16	26	41	24	14	3	0
Alexandria	13	13	19	16	75	35	34	63	7	5
Dimock	1	0	3	4	5	10	10	9	1	0
Fulton	1	1	9	4	21	10	6	1	2	0
Letcher	3	1	12	5	8	28	21	3	0	2
Mount Vernon	3	12	78	12	27	57	18	30	7	4
Plankinton	1	5	36	41	42	41	83	43	3	19
South Dakota	18,482	14,295	30,094	34,679	47,410	66,588	50,831	52,445	17,582	15,472

Poverty

Salary data represent the income side of a family or household cash flow though without an accurate list of expenses it is difficult to see how a family or household if fairing. The one social indicator with statistical data is poverty related information. **Table 9.26** provides and overview of poverty percentages for 2010 to 2020 within the comparative towns. The percent of Ethan residents living at or below poverty level decreased by about 1.3 percentage points between 2010 and 2020 but the overall percentage of those in poverty remains substantially lower than Davison County and South Dakota. The percentage of families in poverty in Ethan decreased as well between 2010 and 2020, from 6.0% to 2.3%.

TABLE 9.26

Percent in Poverty - 2010 - 2020

	Persons		Families	
	2010	2020	2010	2020
Entity	Percent	Percent	Percent	Percent
Davison	13.8%	13.0%	6.9%	7.7%
Ethan	5.0%	3.7%	6.0%	2.3%
Alexandria	6.4%	3.4%	4.9%	1.7%
Dimock	3.6%	4.3%	0.0%	0.0%
Fulton	16.9%	3.6%	9.8%	0.0%
Letcher	14.5%	9.9%	11.1%	11.3%
Mount Vernon	8.2%	2.8%	1.8%	1.7%
Plankinton	2.8%	3.0%	1.2%	0.5%
South Dakota	13.7%	12.8%	8.7%	8.0%

Sources: 2000 Census, CP-2-431994; 1990 Census, CP-2-43; 1980 Census, PC80-1-C43

LAND USE IN ETHAN

New growth in Ethan could occur south of SD Highway 42 and accommodate a new neighborhood. The neighborhood could yield up to 50 new housing units. **Figure 9.7** shows the areas are suitable for development in the Ethan area. Since most people who live in Ethan work in Mitchell, the corner of SD Highways 42 and 37 could become a service node for commuters going to and from their workplace. The corridor along SD Highways 37 and 42 have the potential to develop into rural residential areas in the future. More information about rural residential practice is available in Chapter 8, Land Use.

The land use plan for Ethan is laid out in a "concentric" pattern centered on a mixed-use downtown area surrounded by medium density residential development. The perimeter of the town is dedicated to parks and low density housing. Intense commercial and employment areas are located along the BNSF rail line and roads leading to town. **Figure 9.8** illustrates the land use plan for Ethan.

Figure 9.7: Land Use Design, Ethan Area

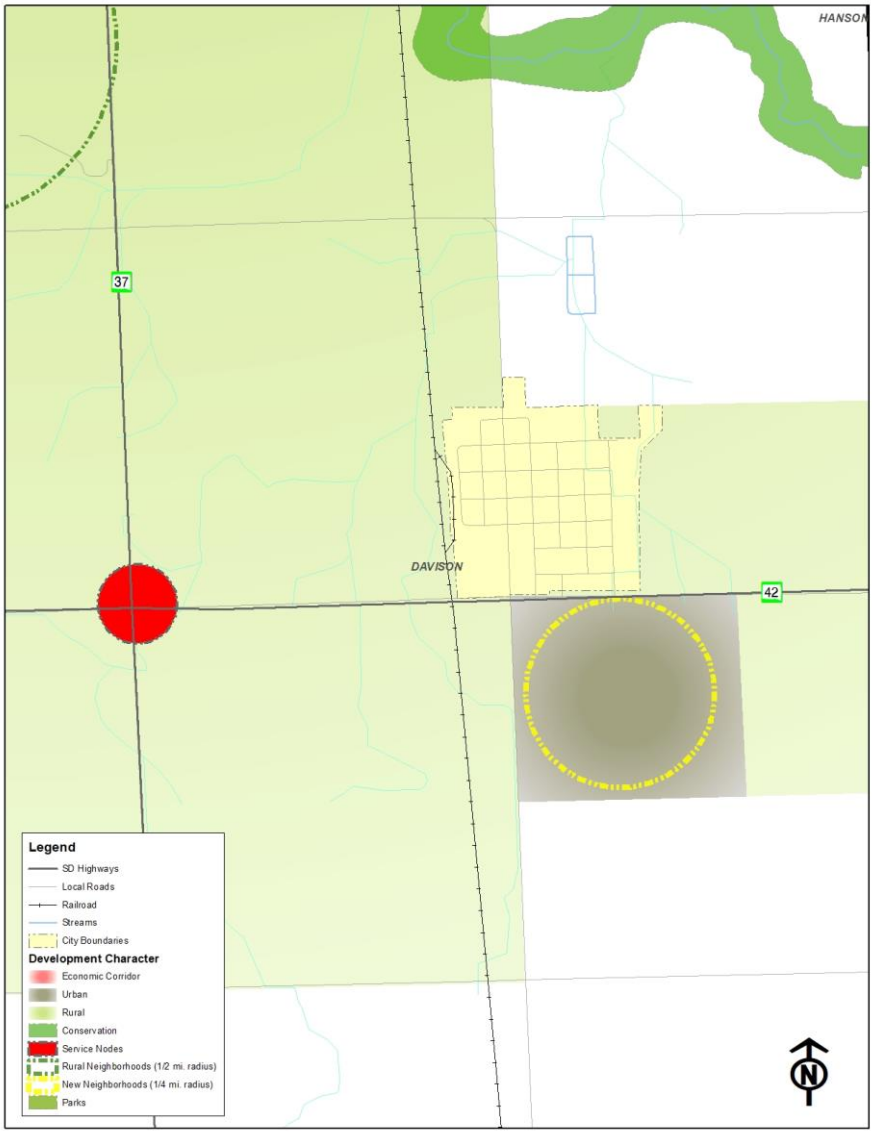
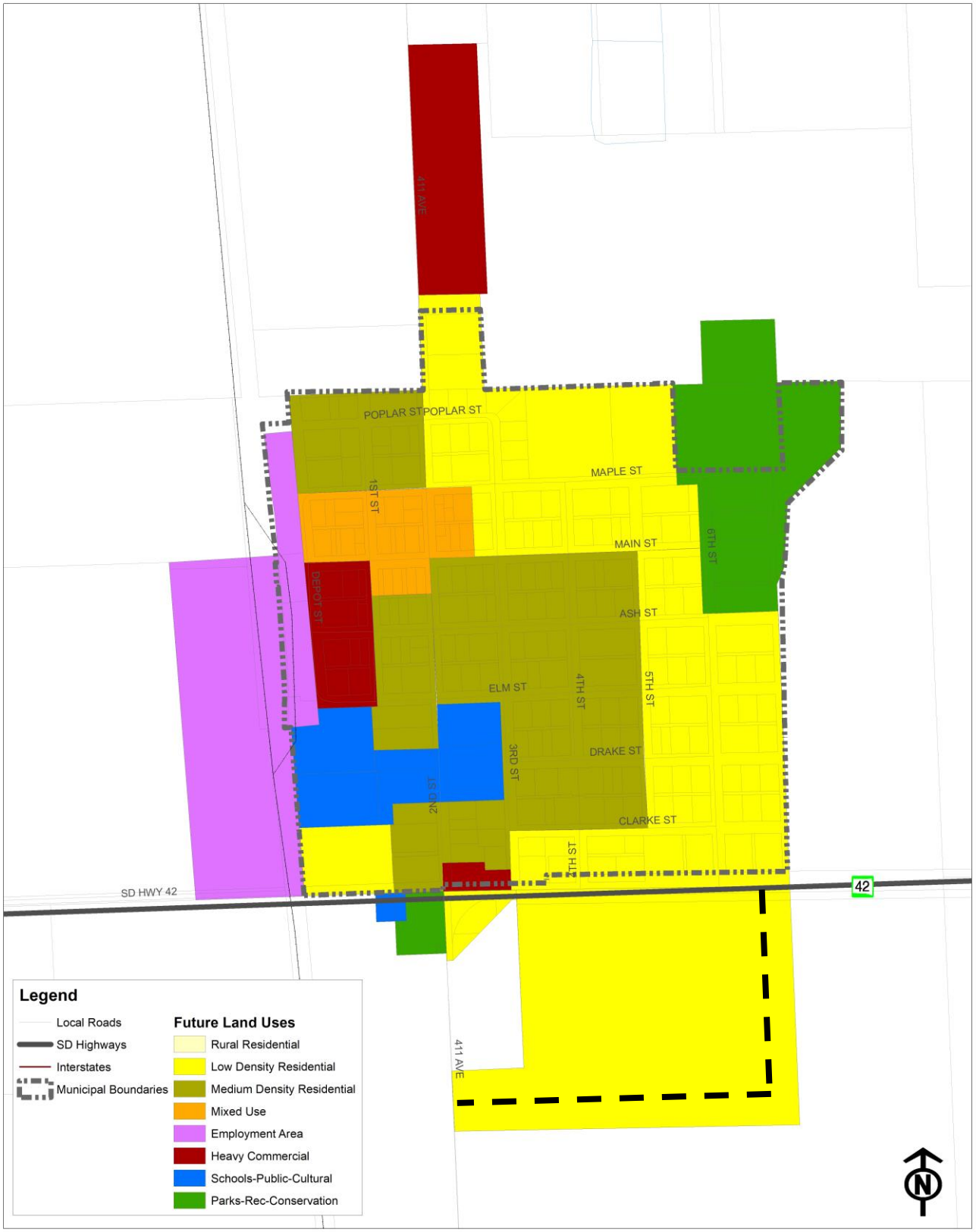


Figure 9.8: Ethan Land Use Plan



PLANNING CONSIDERATIONS FOR ETHAN

Ethan's Planning Challenges

The following challenges will need to be addressed by the citizens of Ethan over the next 10 years.

- ✓ Developing economic opportunities;
- ✓ Taking advantage of job training facilities and area colleges;
- ✓ Developing infrastructure for housing;
- ✓ Keeping small town's viable as local service centers; and
- ✓ Presenting a positive image and attitude toward economic development.

Policy Options

In addressing the challenges, the people of Ethan should consider the following recommendations.

1) Maintain Ethan's connection to the regional transportation network by developing facilities that serve commuters to town and residents who commute out of town;

2) Encourage the development of service businesses and eating/drinking places that serve the local population;

3) Tap into regional resources to encourage the expansion or retention of Farmer's Alliance Elevator and Ethan Co-Op Lumber;

4) Promote infill housing development or redevelopment in older blocks of Ethan;

5) Develop land south of Ethan into lower density housing. Outside assistance may be needed to install new infrastructure.

6) Promote more visitation of Ethan's City Park and ball fields and host areawide events there.

Mount Vernon, SD

CHAPTER 10

POPULATION

Mount Vernon was originally called Arlandton after the man who provided shelter for travelers who were on their way up the Fort Thompson trail. It became Mount Vernon when the railroad pushed westward from Mitchell after 1881. The Post Office Department requested the change because Arlandton was too much like the already organized Arlington.

The town is located ten miles west of Mitchell along "Old Highway 16" and just north of US Interstate 90. Certain data will be presented in comparison to similarly sized towns in the area: Alexandria, Dimock, Ethan, Fulton, Letcher, and Plankinton. Comparison with similar communities can help local leaders evaluate Mount Vernon's status in the region.

Table 10.1 contains historical populations for the County, State and towns between 1960 and 2020. The 2020 Census data showed Mount Vernon with a population of 500 persons. Overall, Mount Vernon grew by 121 residents since 1960; about 20 people per decade.

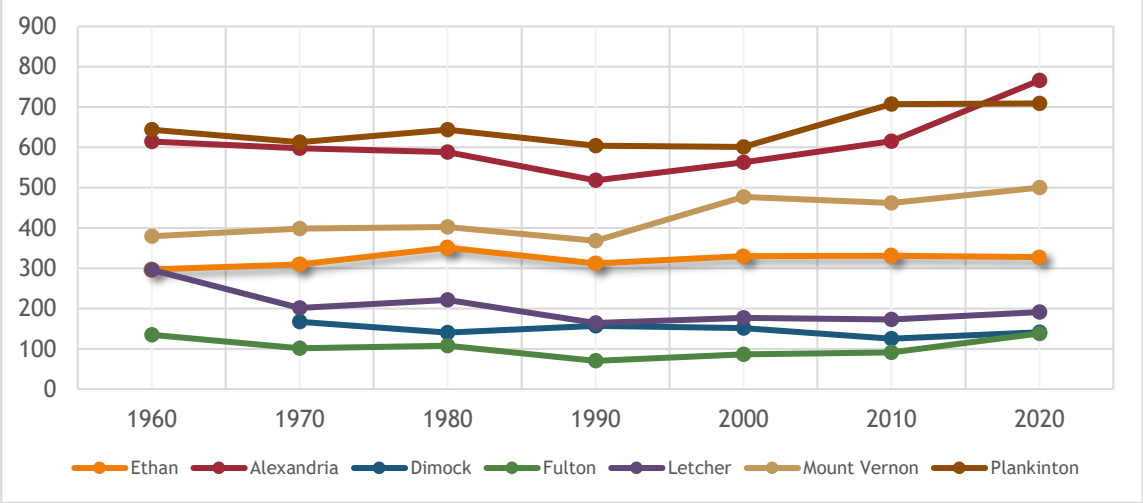
TABLE 10.1
Population Data: 1960 - 2020

Area	1960	1970	1980	1990	2000	2010	2020	% Change 1960-2019	Annual Growth
Davison	16,681	17,319	17,820	17,503	18,741	19,504	19,890	19.24%	0.29%
Mount Vernon	379	398	402	368	477	462	500	31.93%	0.46%
Alexandria	614	598	588	518	563	615	766	24.76%	0.37%
Dimock		167	140	157	151	125	141	-15.57%	-0.28%
Ethan	297	309	351	312	330	331	328	10.44%	0.17%
Fulton	296	201	221	164	177	173	191	-35.47%	-0.73%
Letcher	379	398	402	368	477	462	500	31.93%	0.46%
Plankinton	644	613	644	604	601	707	709	10.09%	0.16%
South Dakota	680,514	666,257	690,768	696,004	754,844	814,180	879,336	29.22%	0.43%

Source: U.S. Census, American Community Survey

In **Figure 10.1** below, Mount Vernon's population is represented by the shaded line. **Figure 10.1** shows where towns such as Alexandria and Plankinton have shown steady growth since 2000. In terms of percentage growth or decline, Mount Vernon has grown by nearly 32% since 1960, while Letcher has declined by 32% over the same period.

FIGURE 10.1
Population Change of Area Towns: 1960-2020



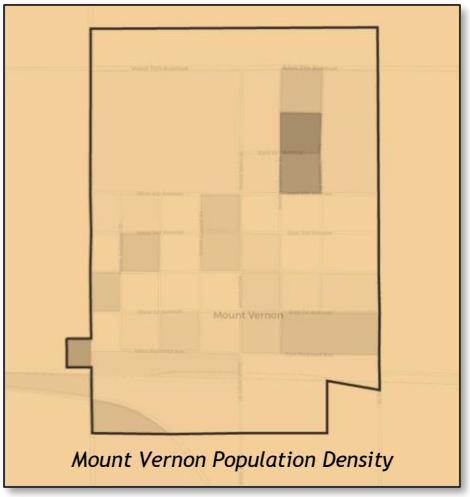
The term population encompasses numerous sub-sections, divisions, groups, etc. One of these divisions is race. In comparing the racial data between the towns, County, and State, there are very stark differences. The towns in the study area are predominantly white while Davison County and South Dakota have a more diverse racial population. **Table 10.2** shows the racial breakdown of the population for Mount Vernon and comparable towns.

TABLE 10.2
Specified Racial Population Data 2020

Entity	White	Black	American Indian	Asian	Hawaiian & Other Pacific Islander	Some Other Race	Two or More Races
Davison	18,422	269	352	243	0	208	396
Mount Vernon	487	0	0	0	0	0	13
Alexandria	761	0	0	0	0	0	5
Dimock	141	0	0	0	0	0	0
Ethan	297	0	0	0	0	0	0
Fulton	144	0	0	0	0	0	0
Letcher	172	0	0	3	0	0	16
Plankinton	640	0	18	0	0	43	8
South Dakota	735,228	18,836	74,975	12,413	544	7,320	30,020

Sources: US Census

The population of Mount Vernon is fairly spread out throughout the town. There are two blocks in the northeast part of town, where the population is more concentrated as shown in the image to the right. Beige tones represent low population density and brown tones indicate higher concentrations of people.



Mount Vernon Population Density

An area of concern in South Dakota is the loss of youth, coupled with an increasing median age of residents. This trend is not a new issue, but one that affects some regions at a much greater rate than others. There are many reasons for these concerns including labor force, stability, services, and dependency to name a few. **Tables 10.3** and **10.4** contain a fifty-year trend of youth and aged populations.

TABLE 10.3
Youth Population - Age 18 or Younger - 1970 - 2020

Entity	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	5,956	4,990	4,827	4,753	5,252	4,594	-1,362	-22.87%
Mount Vernon	93	112	107	152	139	124	31	33.33%
Alexandria	184	173	136	155	167	221	37	20.11%
Dimock	69	42	46	36	9	47	-22	-31.88%
Ethan	44	113	104	99	94	92	48	109.09%
Fulton	32	34	17	15	32	30	-2	-6.25%
Letcher	74	60	39	44	49	50	-24	-32.43%
Plankinton	186	161	151	133	157	177	-9	-4.84%
South Dakota	241,175	205,606	198,973	202,649	226,740	215,747	-25,428	-10.54%

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

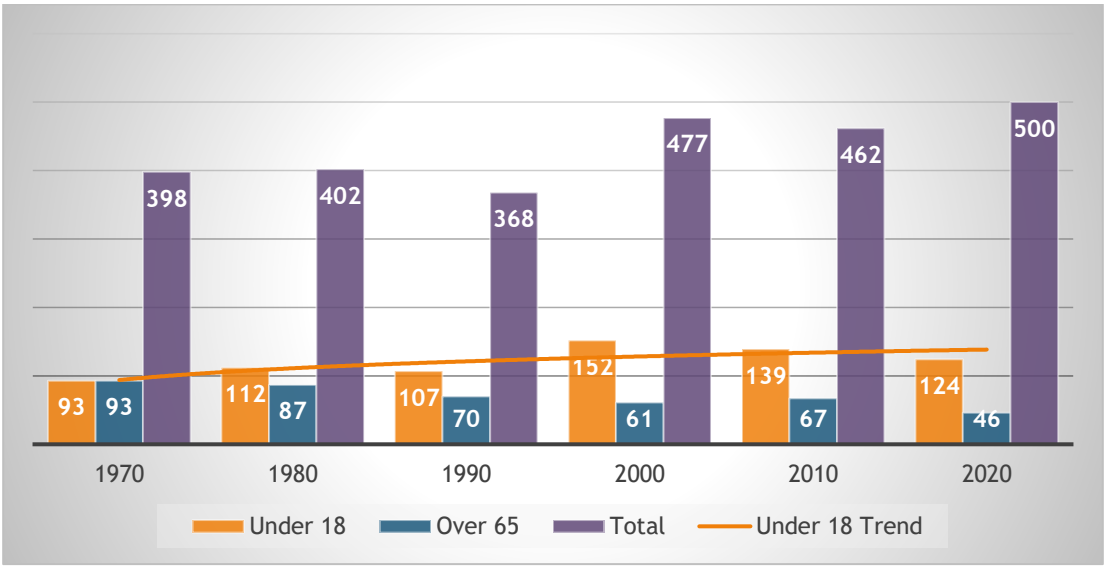
The recent trend in Mount Vernon counters many of the peer communities and the state. In the previous decades, 1970-2020, the youth population in Mount Vernon increased by over 33% compared to an 10.54% drop in the youth population in South Dakota. **Table 10.4** shows that the number of people aged 65 or older decreased by over 50% in Mount Vernon and nearly 70% in Letcher while the same population grew steadily in Davison County, Alexandria, Dimock, and Ethan.

TABLE 10.4
Aged Population - Age 65 or Older - 1970 - 2020

Area name	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	2,520	2,764	3,050	3,042	3,301	**3,709**	1,189	47.18%
Mount Vernon	93	87	70	61	67	46	-47	-50.54%
Alexandria	151	130	115	96	99	159	8	5.30%
Dimock	33	25	29	39	30	35	2	6.06%
Ethan	44	61	54	44	48	50	6	13.64%
Fulton	31	23	25	21	10	29	-2	-6.45%
Letcher	33	46	41	33	31	10	-23	-69.70%
Plankinton	122	143	151	125	85	119	-3	-2.46%
South Dakota	80,274	91,019	102,114	108,131	116,581	146,831	66,557	82.91%

The dependent populations in Mount Vernon between 1970 and 2020 are illustrated in **Figure 10.2**. It clearly shows that, since 1970, youth have outnumbered the elderly in Mount Vernon and the difference has expanded since. This measure can inform leaders and policy makers what type of resources may be needed. For example, school facilities and teachers will be vital in Mount Vernon in order to serve the youth population. On the other hand, skilled or in-home care would be needed to serve a predominantly elderly population.

FIGURE 10.2
Dependent Populations, Mount Vernon: 1970-2020

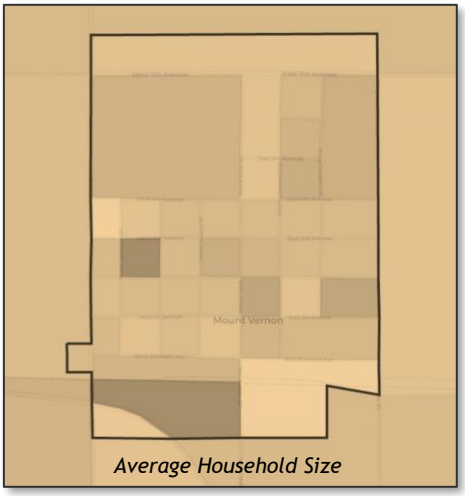


The number, type, and size of households in a community can indicate where demand for housing units and services will be in the future as shown in **Table 10.5.** A slight majority of households in Mount Vernon consist of married couples. The percentage of married-couple households in Mount Vernon is slightly higher

than Davison County and South Dakota. The average size of various household types in Mount Vernon is a bit less than the other places in the study area. The average married couple household size in Mount Vernon is comparable to the State (2.90 persons per household in Mount Vernon compared to 3.04 persons per household for the State). The average size of male-headed family households with no spouse present exceeds the South Dakota figure by a factor of four. The inverse is true for female-headed family households with no spouse present where Mount Vernon's average size is 3.2 compared to 3.55 for South Dakota.

TABLE 10.5
Households by Type, 2010-2020

		SD		Davison County		Mount Vernon		Ethan	
		Total HH	Avg. HH Size	Total HH	Avg. HH Size	Total HH	Avg. HH Size	Total HH	Avg. HH Size
Total	2010	315,468	2.43	8,086	2.25	164	2.53	119	2.37
	2020	347,878	2.43	8,651	2.18	248	2.02	144	2.28
Married-couple family households	2010	164,007	3.02	4,181	2.88	99	3.12	67	2.97
	2020	171,918	3.04	4,122	2.90	101	2.94	75	2.95
Male householder, no spouse present, family household	2010	11,862	3.32	194	4.27	10	3.70	1	2.0
	2020	15,628	3.28	364	3.16	12	4.50	4	3.0
Female householder, no spouse present, family household	2010	30,010	3.25	608	2.92	3	2.0	15	3.0
	2020	31,159	3.55	590	2.94	5	3.20	9	2.89
Nonfamily households	2010	109,859	1.22	3,103	1.15	52	1.21	36	--
	2020	129,173	1.25	3,575	1.12	130	1.02	56	1.23



Average Household Size

Households, on average, are larger in the rural areas. The darker shades of purple in the image to the left indicate a larger average household size. Blocks inside the town boundaries of Mount Vernon have smaller average household sizes. It could be inferred that new housing units developed in the community would need to accommodate smaller households while rural housing should be able to accommodate larger families.

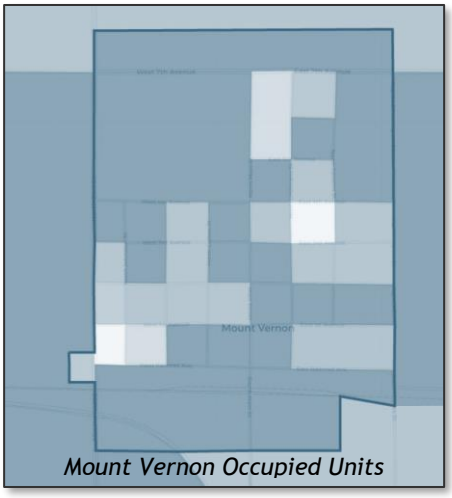
HOUSING

The condition of housing may be evaluated by several factors, including type, age, quality, and affordability. **Table 10.6** identifies the number of housing units for the study communities in 2010 and 2020. It shows 268 total housing units in Mount Vernon, of which 248 were occupied (7.5% vacant units). The table displays a pattern of reductions in housing vacancies across the comparable communities and a dramatic reduction in vacancies in Mount Vernon, Letcher, and Ethan.

TABLE 10.6
Housing Units and Vacancy- 2010-2020

	Year	Total housing units	Occupied	Vacant	Percent Vacant	Homeowner vacancy rate	Rental vacancy rate
Davison	2010	8,792	8,086	706	8.0%	1.0	6.2
	2020	9,550	8,651	899	9.40%	1	13.6
Mount Vernon	2010	207	164	43	20.8%	4.5	39.3
	2020	268	248	20	7.50%	3.4	4.4
Alexandria	2010	7,018	6,514	504	7.2%	0.7	6.4
	2020	302	280	22	7.30%	3	0
Dimock	2010	62	53	9	14.50%	0.0	0.0
	2020	43	43	0	0.00%	0	0
Ethan	2010	159	119	40	25.2%	13.1	0
	2020	153	144	9	5.90%	9.2	0
Fulton	2010	58	58	0	0.00%	0.0	0.0
	2020	55	55	0	0.00%	0	0
Letcher	2010	98	73	25	25.50%	9.0	85.7
	2020	98	83	15	15.30%	0	18.8
Plankinton	2010	309	259	50	16.20%	0.0	8.7
	2020	347	314	33	9.50%	0	7.8
South Dakota	2010	357,725	315,468	42,257	11.8%	1.5	6.4
	2020	396,817	347,878	48,939	12.30%	1.2	6.8

The image below depicts the housing occupancy levels by block in Mount Vernon. The darker shades indicate 100% occupied housing units. The lighter shades indicate very low occupancy levels (or high vacancy) or non-residential land uses.



Mount Vernon Occupied Units

A more detailed snapshot of the housing stock is provided in **Table 10.7**. The data shows Mount Vernon's occupied housing stock increased by 84 units in the period between 2010 and 2020, which equates to approximately 8 units per year.

Sizeable increases were reported in single family homes and mobile homes in Mount Vernon. Single family units, account for most of the total units in Mount Vernon. However, the share of single family units slightly decreased over the period.

TABLE 10.7
Detailed Housing Units by Type: 2010-2020

	Year	Total	1-unit detached	1-unit attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 + units	Mobile home	Boat, RV, etc.
Davison	2010	8,792	5,851	201	207	382	460	601	579	511	0
	2020	9,550	5,974	245	131	616	570	540	984	490	0
Mount Vernon	2010	207	175	0	7	17	0	0	0	8	0
	2020	268	228	3	3	16	0	0	0	18	0
Alexandria	2010	295	248	0	3	12	8	0	0	24	0
	2020	302	287	0	0	6	9	0	0	0	0
Dimock	2010	62	58	0	0	4	0	0	0	0	0
	2020	43	40	0	0	3	0	0	0	0	0
Ethan	2010	159	145	0	0	6	0	0	2	6	0
	2020	153	128	1	0	13	0	0	1	10	0
Fulton	2010	58	58	0	0	0	0	0	0	0	0
	2020	55	54	0	0	0	0	0	0	1	0
Letcher	2010	98	63	0	0	12	0	0	0	23	0
	2020	98	70	0	0	6	0	0	0	22	0
Plankinton	2010	309	239	0	16	21	0	0	0	29	4
	2020	347	250	0	14	23	0	7	0	51	2
South Dakota	2010	357,725	246,674	11,360	7,681	12,176	12,737	12,270	21,369	33,338	120
	2020	396,817	266,995	15,086	7,453	14,254	15,386	17,327	25,792	34,316	208

Source: 2010, 2020 US Census Table DP-4

Table 10.8 lists the value of homes in Mount Vernon and comparative towns for the years 2010 and 2020. One of the sources of community revenue is the property taxes generated through the value of owner-occupied dwelling units. In a developing community, the number of owner-occupied units with higher values should increase over time. Housing units valued between $150,000 and $200,000 increased by 10 units between 2010 and 2020. **Table 10.8** shows the highest number of the Mount Vernon's owner-occupied housing units fall between $100,000 and $150,000 in value; which is also the value range which showed the largest increase in housing units. An important statistic to note is that 12 units valued between $200,000 and $300,000 were reported in 2020, which were not present in 2010 in Mount Vernon.

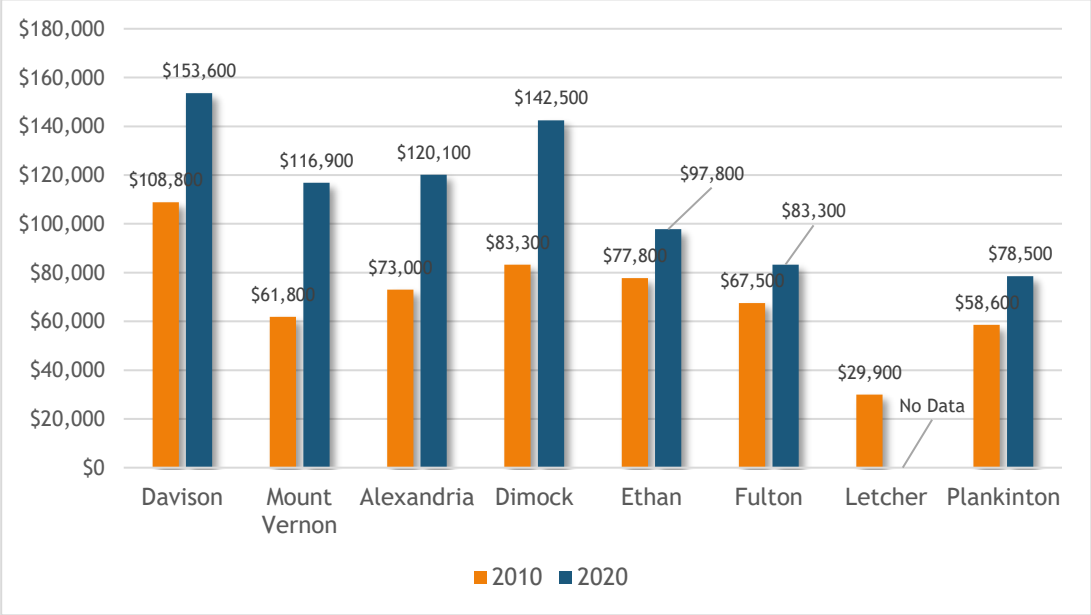
TABLE 10.8
Value of Owner-Occupied Housing Units - 2010 - 2020

	Year	Less than $50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 to $299,999	$300,000 to $499,999	$500,000 to $999,999	$1,000,000 or more
Davison	2010	638	1,664	1,168	791	544	238	31	23
	2020	495	805	1,168	1,136	940	481	121	41
Mount Vernon	2010	49	75	6	14	0	3	0	0
	2020	15	34	48	24	12	3	0	4
Alexandria	2010	43	145	35	11	2	0	0	0
	2020	17	66	93	31	20	0	0	0
Dimock	2010	9	14	10	0	3	2	0	0
	2020	5	7	7	11	5	0	0	0
Ethan	2010	10	47	24	4	0	0	0	0
	2020	17	31	26	12	2	0	1	0
Fulton	2010	21	8	17	2	5	0	0	0
	2020	21	18	8	3	3	1	0	0
Letcher	2010	52	11	6	0	0	2	0	0
	2020	35	11	12	4	0	0	0	0
Plankinton	2010	72	69	22	10	2	0	0	0
	2020	53	92	49	20	27	0	2	0
South Dakota	2010	38,511	47,440	48,838	36,044	27,038	13,716	4,120	1,543
	2020	26,464	30,602	36,093	43,474	52,839	34,848	10,105	2,070

Source: 2010, 2020 US Census Table DP-4

Another measure of potential community tax revenue is the median housing unit value. **Figure 10.3** shows the change in median housing unit values in Mount Vernon, Davison County, and comparable communities. The median values in Mount Vernon nearly doubled, with an eighty-eight percent (88%) increase between 2010 and 2020, from $61,800 to $116,900. The increase in the median value in Mount Vernon was the most dramatic among the peer communities.

FIGURE 10.3
Change in Median Housing Unit Values: 2010-2020



There were key issues or influences which affect housing stock identified at the onset of this section. Many times, these items are not autonomous but have a correlation to each other either directly or indirectly. Value can be related to quality, age, and demand. Quality and age share a more indirect relationship. The data presented in **Table 10.9** examine the age of structures. About one-third of the housing units in Mount Vernon were built before 1940.

Single Family Home in Mount Vernon

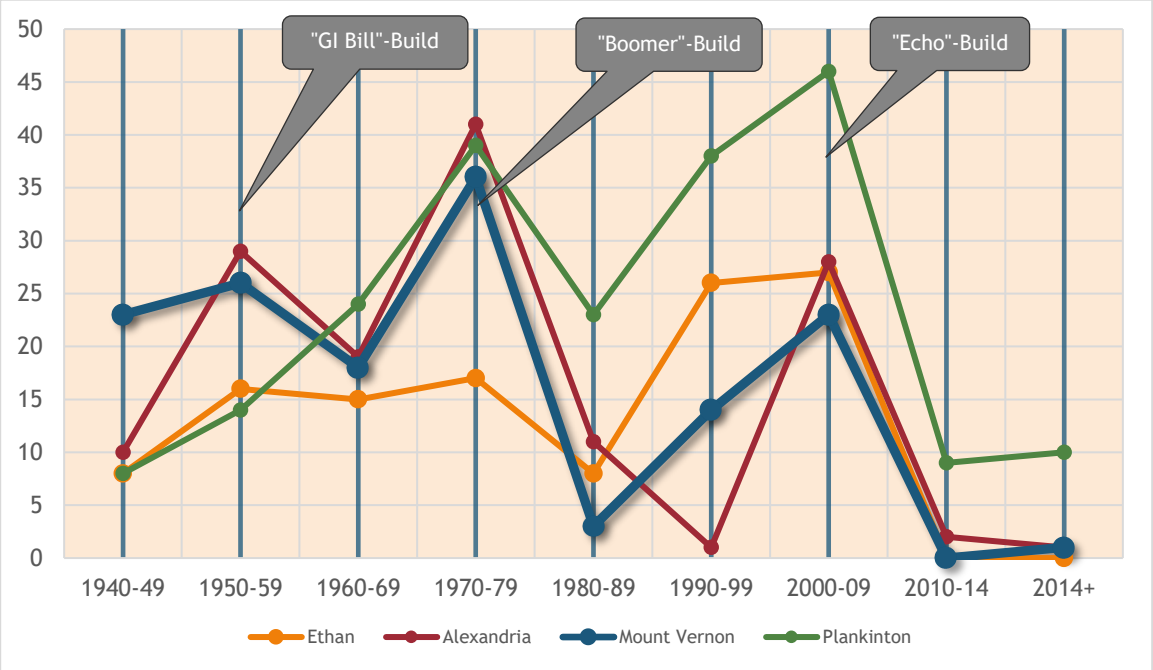
The age of the towns' housing stock is further illustrated in **Figure 10.4.** By graphing the years of construction, patterns emerge that show when there was a surge, or slowdown, in housing construction. We can infer some general periods tied to generations or historical trends by viewing the data. For example, most of the towns reported a "bump" in housing unit construction during the 1950s. History shows us that many homes were built in America under the "GI Bill," which provided low-interest loans for veterans returning from World War II. Another peak happened in the 1970s, which would reflect the subsequent Baby Boomer generation building homes, and so forth.

TABLE 10.9
Years of Construction - Housing Units - Through 2020

	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Davison	313	361	891	893	675	1,743	766	829	409	2,670
%	3.3%	3.8%	9.3%	9.4%	7.1%	18.3%	8.0%	8.7%	4.3%	28.0%
Mount Vernon	2	0	23	15	7	30	22	18	27	124
%	0.7%	0.0%	8.6%	5.6%	2.6%	11.2%	8.2%	6.7%	10.1%	46.3%
Alexandria	1	8	48	8	11	36	21	50	9	110
%	0.3%	2.6%	15.9%	2.6%	3.6%	11.9%	7.0%	16.6%	3.0%	36.4%
Dimock	0	0	0	0	12	6	3	5	1	16
%	0.0%	0.0%	0.0%	0.0%	27.9%	14.0%	7.0%	11.6%	2.3%	37.2%
Ethan	0	0	17	20	8	20	19	21	8	40
%	0.0%	0.0%	11.1%	13.1%	5.2%	13.1%	12.4%	13.7%	5.2%	26.1%
Fulton	0	0	10	9	2	0	0	0	2	32
%	0.0%	0.0%	18.2%	16.4%	3.6%	0.0%	0.0%	0.0%	3.6%	58.2%
Letcher	0	0	2	0	6	25	8	7	9	41
%	0.0%	0.0%	2.0%	0.0%	6.1%	25.5%	8.2%	7.1%	9.2%	41.8%
Plankinton	8	10	69	38	32	38	21	16	5	110
%	2.3%	2.9%	19.9%	11.0%	9.2%	11.0%	6.1%	4.6%	1.4%	31.7%
South Dakota	18,750	16,954	55,234	50,640	37,980	64,536	32,818	34,472	16,455	68,978
%	4.7%	4.3%	13.9%	12.8%	9.6%	16.3%	8.3%	8.7%	4.1%	17.4%

Source: 2019 US Census Table DP-4

FIGURE 10.4
Housing Units - Years of Construction



Housing Projections

Tables 10.10, 10.11 and 10.12 present twenty-year housing projections for Davison County and Mount Vernon based on the town's distribution of housing types. The program provides production targets for various cost ranges of rental and owner-occupied units. The projections based on the following assumptions:

- The vast majority of new housing in the County will be at least 65 to 90% single family and 2 to 28% multi family housing. This is consistent to the 2018 owner/renter distribution of occupied housing in the County and its towns.
- Owner-occupied housing will continue to be higher-valued units based on recent building trends and home values.
- Lower-income households will generally be accommodated in rental development.

The analysis indicates a need for about 1,263 housing units in the next twenty years (2021-2040). Of the total unit demand, 715 will be single family units, 283 will be multi-family units, 67 will be mobile homes, and 197 would be infill or replacement of dilapidated units. The projections equate to approximately 60 total units per year over the twenty-year period. The unit projections are allocated by each town according to their share of the County's total population as shown in **10.11**.

It is important to note that affordable housing can be addressed partially through a filtering process. Thus, a unit that meets the needs of a high-income, empty-nester household may encourage that household to sell their current home to a moderate-income family. Filtering processes rarely satisfy an affordable need on a one-to-one basis, but they do realistically address part of the market demand.

Table 10.10, 2040 Housing Projection Summary
Davison County

2040 Totals	
Projected Units	1,263
Infill/Replacement	197
Single Family Units	715
Multi-Family	283
Mobile Homes	67
Acres Needed	
Infill/Replacement	64
Single Family Units	437
Multi-Family	36
Mobile Homes	12
Total	549
30 % Markup (roads, market)	126
Total Residential Acres	675

Table 10.11, Share of County Population, 2020

Town/Area	Percent
Mitchell	78.80%
Mount Vernon	2.54%
Ethan	1.85%
Balance of Davison County	16.81%

Tables 10.12 lay out the detailed acreage that will be needed to accommodate the housing units projected in **Tables 10.10 and 10.11.** If growth in the County and the subsequent towns follows the projected population and housing units, over 675 acres of land will be needed for residential development. The projections were based on the following densities and assumptions:

In Towns:

- Single family units at 2.5 units/acre
- Multi family units at 8 units/acre
- Manufactured homes at 6 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

In Rural Areas:

- Single family units at 1 unit/acre
- Multi family units at 4 units/acre
- Manufactured homes at 4 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

The total number of new housing units projected in Mount Vernon is 31 units. Applying the unit type and density assumptions we can conclude that there will be about 8.5 net acres of land in demand for residential use in Mount Vernon. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 11.1 acres. **Table 10.12** provides a detailed breakdown of unit types and residential land needed over the planning period in Mount Vernon.

Table 10.12: Mount Vernon's Share of Units and Acreage Needed

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	8	8	8	8	31
Infill/Replacement	1	1	1	1	5
Single Family Units	4	5	5	5	19
Multi-Family	1	1	1	1	5
Mobile Homes	1	1	1	1	3
Net Acres Needed	2.05	2.11	2.16	2.22	8.54
30 % Markup (roads, market, etc.)	0.62	0.63	0.65	0.67	2.56
Total Acres Needed	2.67	2.74	2.81	2.88	11.10

EDUCATION

The health of a community's income can be measured to some degree by the level and quality of education of its residents. Education may be reviewed from three perspectives:

1) Educational attainment;
2) Status of the existing systems; and
3) Opportunities for residents.

The level of traditional educational attainment is presented in **Tables 10.13.** The data reveal a trend toward a higher percentage of residents attaining a higher level of education in Mount Vernon. 93% of Mount Vernon's population has at least a high school diploma or higher, which is a higher concentration that most of the towns in the study area.

Table 10.13
Educational Attainment - 2020

Entity	< 9th	9-12 No Diploma	High School Graduate	Some College	A.A or A.S.	B.A. or B.S.	MA or PHD	% High School Plus	% B.A./B.S. Plus
Davison	2.7%	6.3%	32.3%	21.4%	11.3%	19.4%	6.7%	91.0%	26.0%
Mount Vernon	3.7%	3.4%	45.4%	20.6%	11.5%	14.6%	0.8%	93.0%	15.5%
Alexandria	3.3%	8.6%	28.9%	20.7%	15.9%	16.1%	6.5%	88.1%	22.6%
Dimock	7.9%	6.7%	52.8%	13.5%	13.5%	4.5%	1.1%	85.4%	5.6%
Ethan	3.1%	2.0%	41.8%	18.4%	24.0%	7.7%	3.1%	94.9%	10.7%
Fulton	1.0%	1.0%	38.6%	31.7%	4.0%	12.9%	10.9%	98.0%	23.8%
Letcher	2.7%	7.3%	39.1%	10.9%	19.1%	15.5%	5.5%	90.0%	20.9%
Plankinton	9.8%	6.2%	28.7%	16.2%	15.6%	13.9%	9.6%	84.0%	23.5%
South Dakota	2.8%	5.0%	30.2%	21.1%	11.6%	20.1%	9.2%	92.2%	29.3%

Source: 2020 Census, Summary File 3

A second issue to consider in reviewing education is the status of existing educational systems. **Table 10.14** provides a statistical overview of school districts in the study area. The acronym A.D.M. represents "average daily membership" or enrollment, which is calculated by the South Dakota Department of Education in an effort to establish a baseline for state financial assistance. The dollars per ADM in Mount Vernon is $11,869, which is about the median value of the school districts in the study area. The student/teacher ratio is similar among all school districts in the area. The average salary of teachers in the school districts is comparable as well. Mount Vernon has the highest share of teachers with advanced degrees in the study area.


Track at Mount Vernon School

Table 10.14
School District Profiles 2019/20

Entity	PK-12 Enrolled	Student/Staff Ratio	ACT Score*	K-12 Certified Teachers	Average Salary	Average Years Exp.	Advanced Degrees %	Dollars per ADM	General Fund Balance
Mount Vernon 17-3	234	12.6	22.9	17.6	$45,216	12.0	36.8%	$11,869	$1,036,343
Ethan 17-1	283	13.9	21.4	20.3	$47,683	13.9	27.3%	$9,864	$732,839
Hanson 30-1 (Alexandria/Fulton)	411	13.2	20.8	31.1	$43,676	19.6	28.1%	$8,839	$838,902
Parkston 33-3 (Dimock)	569	12.5	20.7	45.6	$46,652	15.4	20.4%	$10,489	$1,460,481
Sanborn Central 55-5 (Letcher)	199	9.5	*	20.1	$43,452	15.6	18.2%	$12,367	$758,445
Plankinton 01-1	299	8.9	21.4	30.7	$45,528	15.5	32.3%	$11,471	$1,453,133

Source: South Dakota Department of Education

There are several educational opportunities for the residents of Mount Vernon to explore. A higher-educated population can lead to skilled occupations and higher paying positions. Two institutions; Dakota Wesleyan University and Mitchell Technical College (MTC), offer a variety of degrees in programs which lead to skilled jobs. Both colleges are located ten miles away in Mitchell. **Table 10.15** below shows the top five programs between Dakota Wesleyan and MTC and the number of graduates in each program.

TABLE 10.15; Top Programs by Number of Graduates

Health Professions and Related Programs	148
Business, Management, Marketing, and Related Support Services	83
Agriculture, Agriculture Operations, and Related Sciences	61
Construction Trades	60
Engineering Technologies and Engineering-Related Fields	5

School Facility Planning

Mount Vernon has identified an area of about 285 acres that are suitable for future growth. This area could yield 185 housing units if developed at 2 units per acre. **Table 10.16** shows the projected number of youth that the growth area in Mount Vernon may produce.

TABLE 10.16, Youth Projection in Mount Vernon Growth Area

	Mount Vernon
Gross Acres	322.0
Limitations (Acres)	17.0
Developed Acres	20.0
Developable Acres	285.0
% ROW, Public, Etc.	35.0%
Net Acres	185.3
Unit Density	1.0
Unit Capacity	185.0
Units/Lots Sold-Built	0.0
Net Unit Capacity	185.0
People/Household	2.10
Population Projection	388.0
Youth Projection (.45/HH)	**83**

We can delineate the projected youth from new growth into three age groups based on Mount Vernon's current school-aged population. Of the 83 projected youth in Mount Vernon's growth area, we can allocate 33 youth to the elementary school, 25 to the middle school, and 25 to the high school portions of Mount Vernon's school facility. Compared to the student capacity of each of the school's divisions, there may be a need for additional school facility space in Mount Vernon over the planning period.

TABLE 10.17, Mount Vernon School Facility Analysis

	Enrollment	Building Capacities (Students)	Remaining Capacity	Projections Assigned To School	Projected Enrollment	Enrollment to Capacity	New School Needed?	Additional Sq. Ft. Needed
Elementary	110	125	15	33	143	18	Possible Addition	1,789
Middle School	53	60	7	25	78	18	Possible Addition	2,363
High School	67	100	33	25	92	(8)	No	--

Employment

Employment statistics are like other areas in that there are industry specific categories or definitions. Four definitions are used in reviewing employment data.

- **Civilian labor force**: All persons age 16 years old and older, classified as employed or unemployed. Persons not included are active duty members of the U.S. Military, students, homemakers, retired workers, seasonal workers not looking for work, inmates, disabled persons, and those doing unpaid family work of less than 15 hours a week.
- **Labor force**: The civilian labor force, consisting of all people age 16 and over classified as employed or unemployed along with members of the U.S. Armed Forces.
- **Employed**: All civilians 16 years old and over who were either at work or had a job but were not at work due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Does not include people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations.
- **Unemployed**: All civilians 16 years old and over are classified as unemployed if they did not have a job or had a job but not working and were actively looking for work during the last 4 weeks, and were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Table 10.18 provides an overview of the labor force. In 2020 Mount Vernon and the comparison towns all had incredibly low unemployment rates.

TABLE 10.18
Employment Status Comparison - 2020

Entity	Persons Age 16 and Above	In Labor Force	Civilian Labor Force	Employed	Unemployed	Armed Forces	Not In Labor Force	Percent
Davison	15,687	10,704	10,680	10,453	227	24	4,983	1.4%
Mount Vernon	381	337	337	330	7	0	44	1.8%
Alexandria	570	396	394	389	5	2	174	0.9%
Dimock	95	56	56	56	0	0	39	0.0%
Ethan	244	188	186	186	0	2	56	0.0%
Fulton	123	80	80	76	4	0	43	3.3%
Letcher	148	131	131	125	6	0	17	4.1%
Plankinton	545	413	413	413	0	0	132	0.0%
South Dakota	686,885	466,573	463,888	447,607	16,281	2,685	220,312	2.4%

Source: 2020 Census Table DP-3

Previous information dealt with unemployment while the next section examines the employment base in Mount Vernon. The industry classifications within the following tables are provided by the U.S. Census Bureau and are designed to group similar occupations together for the purpose of statistical analysis. The various classifications have been revised in recent years, which may result in shifts within categories when comparing earlier and more recent data sets. **Table 10.19** identifies the major employment industries in Mount Vernon as well as their growth or decline between 1990 and 2020.

TABLE 10.19
Mount Vernon Employment by Industry - 1990 - 2020

Industry	1990	2000	2010	2020	% Change 1980-2019
Agriculture/Forest/Fish/Mining	7	15	10	25	257.1%
Construction	8	9	8	25	212.5%
Manufacturing	28	47	37	46	64.3%
Wholesale Trade	7	16	7	2	-71.4%
Retail Trade	21	26	32	25	19.0%
Trans., Warehouse, & Utility	29	11	8	13	-55.2%
Information	0	2	8	4	--
Finance/Insurance/Real Estate	10	2	11	3	-70.0%
Professional Services	2	10	6	20	900.0%
Education/Health/Social Services	48	75	49	57	18.8%
Arts, Entertain./Rec./ Accom./Food	0	6	19	19	--
Other Services	2	17	17	83	4,050.0%
Public Administration	8	8	2	8	0.0%
Total	170	244	214	330	94.1%

Source: 2000 Census Table DP-3; 1990 Census CP-2-43 T146; 1980 Census PC80-1-C43 T178

The thirty-year period between 1990 and 2020 was a time when wholesale trade, transportation/warehousing, and finance experienced a significant **decline** in employment in Mount Vernon. The same period saw dramatic **increases** in the professional services, other services, construction, and agriculture sectors.

Table 10.20 focuses on occupations in Mount Vernon for the previous thirty years. While there has been virtually no one employed in farming occupations, the level of employed persons in service occupations has risen significantly. Likewise, production, sales, and construction-related occupations have increased in the past thirty years.

TABLE 10.20
Mount Vernon Occupations - 1990 - 2020

	1990	2000	2010	2020
Management & Professional Services	44	58	49	47
Service	22	42	41	57
Sales and Office	44	56	48	20
Farming, fishing, and forestry	2	5	--	0
Construction & Maintenance	21	28	31	0
Production & Transportation	37	55	45	6
Total Employed: Age 16 and Above	170	244	214	330

Source: 2020: ACS 5-Year Estimates Subject Tables, S2401 2000 Census Table DP-3; 1990 Census CP-2-43 T145

Table 10.21 includes a list of the five largest primary employers in Mount Vernon as well as the number of persons employed at each business. Primary employers are those who provide full time positions which afford opportunities to attract employees. The top two employers, who represent the education and public service sectors, employ nearly 51 persons.

TABLE 10.21
Major Employers in Mount Vernon

Rank	Employer and Place	Product / Service	Employees
1	Mount Vernon School District	Education	35
2	Mount Vernon Fire Department	Fire Protection	16
3	Eternal Security Products	Wholesale Electrical Supplies	9
4	Westy's One Stop	Gas Station/Convenience Store	8
5	US Post Office	Postal Service	6

Commuting

Commuting data includes where people work (including from work from home), when their trip starts, how they get there, and how long it takes. Commuting data helps policy makers and planners make decisions related to transportation infrastructure. Some of the topics included in the American Community Survey data are travel time, means of transportation, time of departure for work, vehicles available, and expenses associated with the commute. The ACS also asks workers about their place of work.

Mount Vernon residents who are in the labor force primarily drive alone to work as shown in **Table 10.22.** The percentage of those who drive their own vehicle rose from 75.8% in 2010 to 86.0% in 2020. The percentage of people who walked to their job increased from 1.0% in 2010 to 1.8% in 2020.

TABLE 10.22
Mount Vernon Commuting Data - 2010 - 2020

Mode of Transportation	2010	2020
	Percent	Percent
Workers 16 years and over	**198**	**298**
MEANS OF TRANSPORTATION TO WORK		
Car, truck, or van	87.9	90.2
Drove alone	75.8	86.0
Carpooled	12.1	4.3
In 2-person carpool	10.6	4.0
In 3-person carpool	0.5	0.3
In 4-or-more person carpool	1.0	0.0
Workers per car, truck, or van	1.09	1.02
Public transportation (excluding taxicab)	0.0	0.0
Walked	1.0	1.8
Bicycle	1.0	0.0
Taxicab, motorcycle, or other means	1.0	0.0
Worked from home	9.1	7.9

Source: 2000 Census Summary File 3; 1990-1980 Census Summary File 3

Table 10.23 shows that 48.3% of the workers in Mount Vernon travel 15-20 minutes to work in 2020. The ability of people to go from place to place more efficiently has greatly increased areas for potential labor force. It would be fair to conclude that the average worker travels between 15 and 25 minutes to their workplace.

TABLE 6.23
Mount Vernon Worker Commute Times

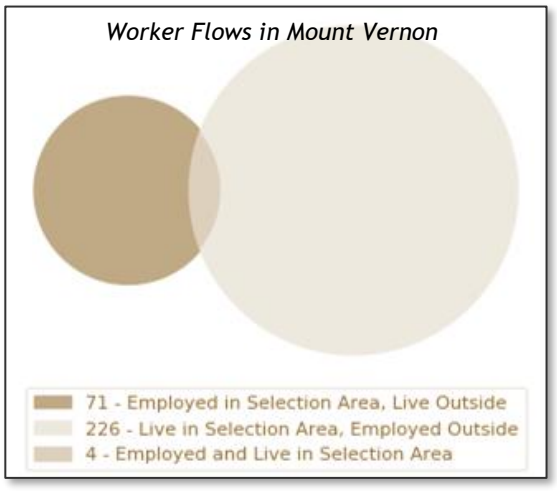
Commute Time	Percent
Less than 10 minutes	6.0
10 to 14 minutes	0.3
15 to 19 minutes	48.3
20 to 24 minutes	26.2
25 to 29 minutes	1.7
30 to 34 minutes	7.9
35 to 44 minutes	1.0
45 to 59 minutes	2.3
60 or more minutes	6.3
Mean travel time to work (minutes)	22.9

Source: ACS, 2020

Worker Flows

When information about workers' residence location and workplace location are coupled, a *commuting flow* is generated. The origin-destination flow format describes the interconnectedness between communities, including the interchange of people, goods, and services. Using OnTheMap, we can conclude the following for Mount Vernon residents and workers:

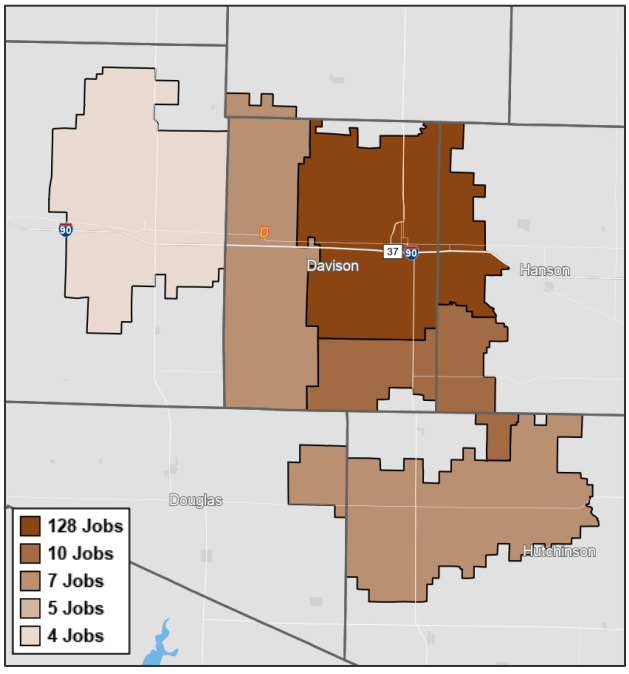
- 71 people are employed in Mount Vernon, but live somewhere outside of town.
- Only 4 people both reside and work in Mount Vernon
- 226 live in Mount Vernon, but travel elsewhere for work



Mount Vernon may be considered a "job center," but the number of residents who live in town and work elsewhere outnumber those who travel to town for work by a factor of 3 to 1. The graphic at the left shows the dynamics of worker inflow and outflow in Mount Vernon. A "job center" would have a larger dark circle on the left of the graphic compared to the lighter circle on the right. There could even be an overlap between the two circles, which would indicate that many residents work in town.

In **Figure 10.5**, job locations for residents of Mount Vernon are shown by zip codes. The number of workers from Mount Vernon in each zip code are shown by graduated colors. The darker colors represent more workers who live in Mount Vernon and work in that zip code. According to Figure 10.5, most people who live in Mount Vernon, travel to the Mitchell area (57301) to work.

FIGURE 10.5
Work Locations for Mount Vernon Residents by Zip Code

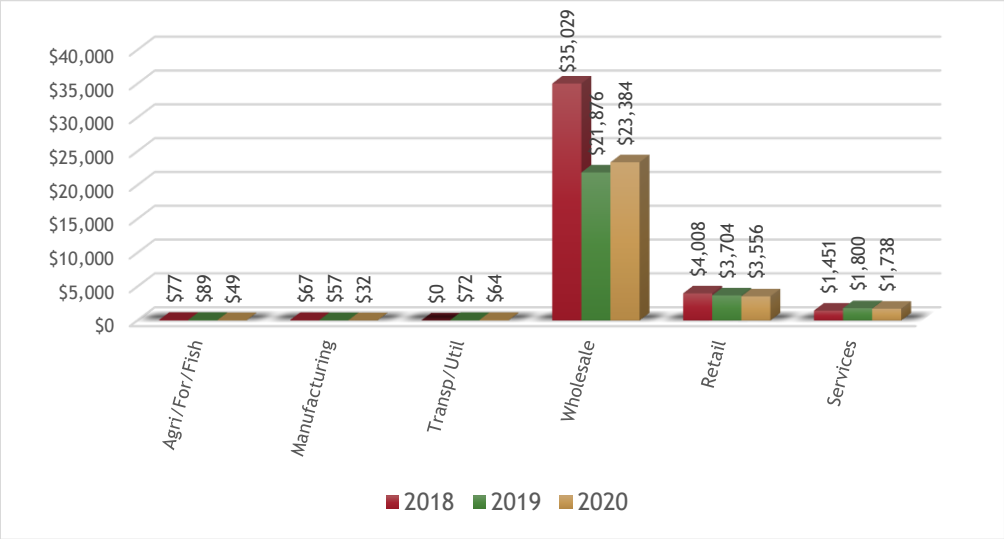


Business Taxes

The state of an economy is measured with numerous factors one of which is sales. Sales may be used to measure the relative "health" of an economy, primarily as it is perceived by the general public. Consumers reflect their confidence in an economy through spending habits.

Figure 10.6 illustrates the recent trends in general gross sales in Mount Vernon. Wholesale is the strongest sector in Mount Vernon, while Manufacturing is now the weakest sector in terms of sales. Sales in the Agriculture and Manufacturing sectors decreased dramatically between 2018 and 2020, $28,000 and $35,000 respectively. Wholesale reported a huge decline between 2018 and 2020, from $35 million to $23 million. Sales in the Services sector increased by 17% from 2018 to 2020 from $1.45 million to $1.7 million.

FIGURE 10.6
Mount Vernon- General Gross Sales ($000's)
2018-2020



Source: SD Dept of Revenue, South Dakota Sales and Use Tax Report 2018-2020

Income

There are several factors to consider in obtaining an accurate understanding of local population characteristics. One of these items is wealth or income. Wealth is affected by numerous variables, but for the majority of the population it is directly tied to income, which is influenced by employment.

The median incomes (per capita, household, and family) of the comparative towns for 2010 and 2020 are shown in **Table 10.24**. The median per capita income in Mount Vernon grew by 35% between 2010 and 2020. Median household income actually fell by only 11% in the same period, but family income increased by 17%.

TABLE 10.24
Median Incomes, 2010-2020

	Per Capita Income			Household Income			Family Income		
	2010	2020	% Change	2010	2020	% Change	2010	2020	% Change
Davison	$22,794	$30,006	32%	$41,867	$48,267	15%	$54,677	$75,404	38%
Mount Vernon	$20,712	$28,032	35%	$51,875	$46,250	-11%	$61,071	$71,250	17%
Alexandria	$21,186	$25,587	21%	$45,417	$52,500	16%	$52,813	$87,143	65%
Dimock	$25,813	$22,352	-13%	$34,688	$69,375	100%	$59,167	$76,250	29%
Ethan	$19,194	$25,329	32%	$40,417	$56,667	40%	$56,607	$62,500	10%
Fulton	$21,109	$23,100	9%	$66,250	$44,028	-34%	$78,229	$62,083	-21%
Letcher	$21,689	$25,807	19%	$32,250	$56,016	74%	$55,625	$73,125	31%
Plankinton	$19,499	$33,231	70%	$43,839	$62,917	44%	$50,714	$80,714	59%
South Dakota	$24,110	$31,415	30%	$46,369	$59,896	29%	$58,958	$77,042	31%

Table 10.25 contain household income figures for Mount Vernon and comparable towns. In 2020 the majority of households (56) reported income in a single income category between $50,000 and $75,000. This appears to be a pattern among most of the comparable towns. Several households (43) in Mount Vernon earned between $35,000 and $50,000.

TABLE 10.25
Household Income 2020

Entity	Under $10,000	$10,000-$14,000	$15,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	$150,000-$199,999	$200,000 & Above
Davison	503	568	795	1,130	1,543	1,138	1,080	1,233	407	254
Mount Vernon	4	10	9	10	43	56	22	32	11	4
Alexandria	13	13	19	16	75	35	34	63	7	5
Dimock	1	0	3	4	5	10	10	9	1	0
Ethan	0	6	14	16	26	41	24	14	3	0
Fulton	1	1	9	4	21	10	6	1	2	0
Letcher	3	1	12	5	8	28	21	3	0	2
Plankinton	1	5	36	41	42	41	83	43	3	19
South Dakota	18,482	14,295	30,094	34,679	47,410	66,588	50,831	52,445	17,582	15,472

Poverty

Salary data represent the income side of a family or household cash flow though without an accurate list of expenses it is difficult to see how a family or household if fairing. The one social indicator with statistical data is poverty related information. **Table 10.26** provides and overview of poverty numbers and percentages for 2010 to 2020 within the comparative towns. The percent of Mount Vernon residents living at or below poverty level decreased by over five percentage points between 2010 and 2020. The overall percentage of those in poverty remains substantially lower than Davison County and South Dakota. The percentage of families in poverty in Mount Vernon decreased slightly between 2010 and 2020, from 1.8% to 1.7%.

TABLE 10.26

Number and Percent in Poverty - 2000 - 2020

	Persons		Families	
	2010	2020	2010	2020
Entity	Percent	Percent	Percent	Percent
Davison	13.8%	13.0%	6.9%	7.7%
Mount Vernon	8.2%	2.8%	1.8%	1.7%
Alexandria	6.4%	3.4%	4.9%	1.7%
Dimock	3.6%	4.3%	0.0%	0.0%
Ethan	5.0%	3.7%	6.0%	2.3%
Fulton	16.9%	3.6%	9.8%	0.0%
Letcher	14.5%	9.9%	11.1%	11.3%
Plankinton	2.8%	3.0%	1.2%	0.5%
South Dakota	13.7%	12.8%	8.7%	8.0%

Sources: 2000 Census, CP-2-431994; 1990 Census, CP-2-43; 1980 Census, PC80-1-C43

Land Use in Mount Vernon

New growth in Mount Vernon could occur southeast of the community and accommodate at least one new neighborhood. The land between Mount Vernon proper and Interstate 90 could be urban in nature. The neighborhood could yield up to 185 new housing units. **Figure 10.7** shows the areas are suitable for development in the Mount Vernon area. Since most people who live in Mount Vernon work in Mitchell, the corner of "Old Highway 16" and 397th Avenue could become a service node for commuters going to and from their workplace. The land at the Interstate 90 interchange holds tremendous potential for economic development and employment.

The land use plan for Mount Vernon is laid out in a "concentric" pattern centered on a mixed-use downtown area surrounded by medium density residential development. The perimeter of the town is dedicated to parks and low density housing. The land immediately surrounding Mount Vernon is best suited for low-density and rural housing. Intense commercial and employment areas are located along 397th Avenue (Woonsocket Road) and Interstate 90. **Figure 10.8** illustrates the land use plan for Mount Vernon.

Figure 10.7: Land Use Design, Mount Vernon Area

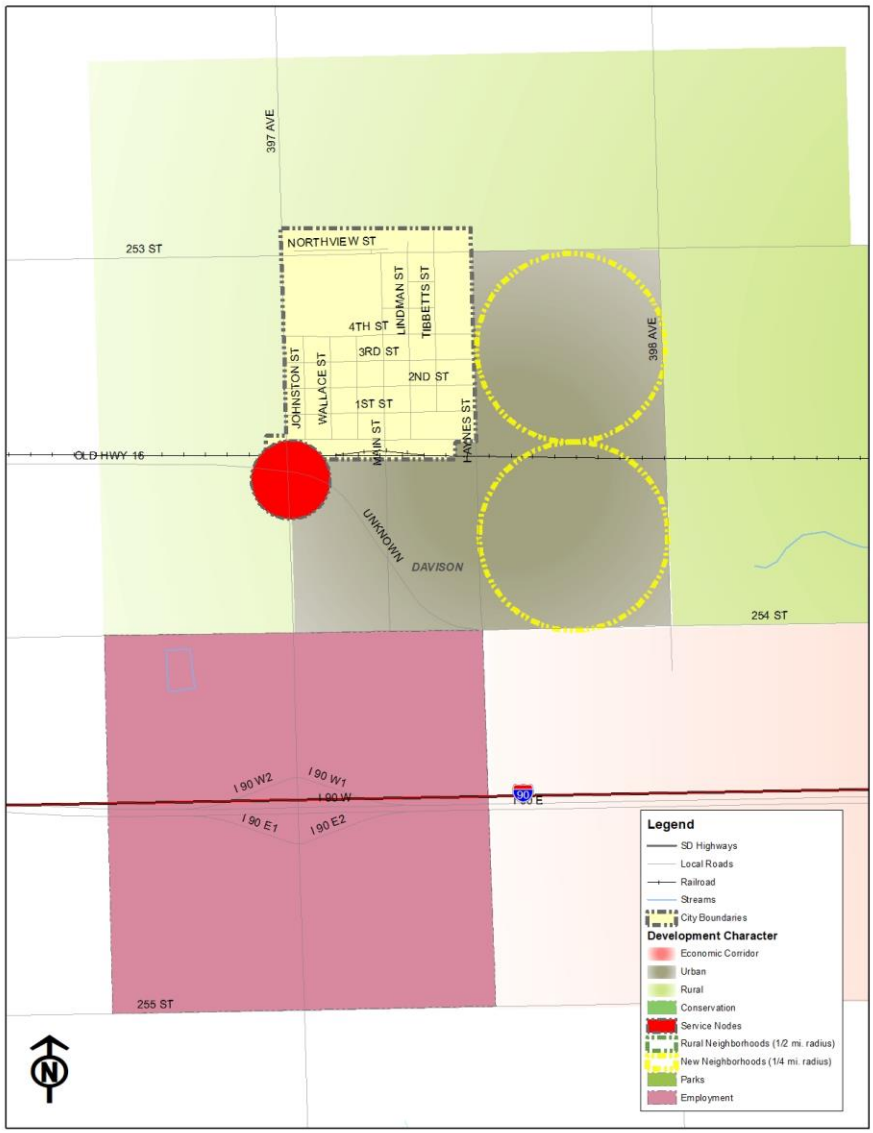
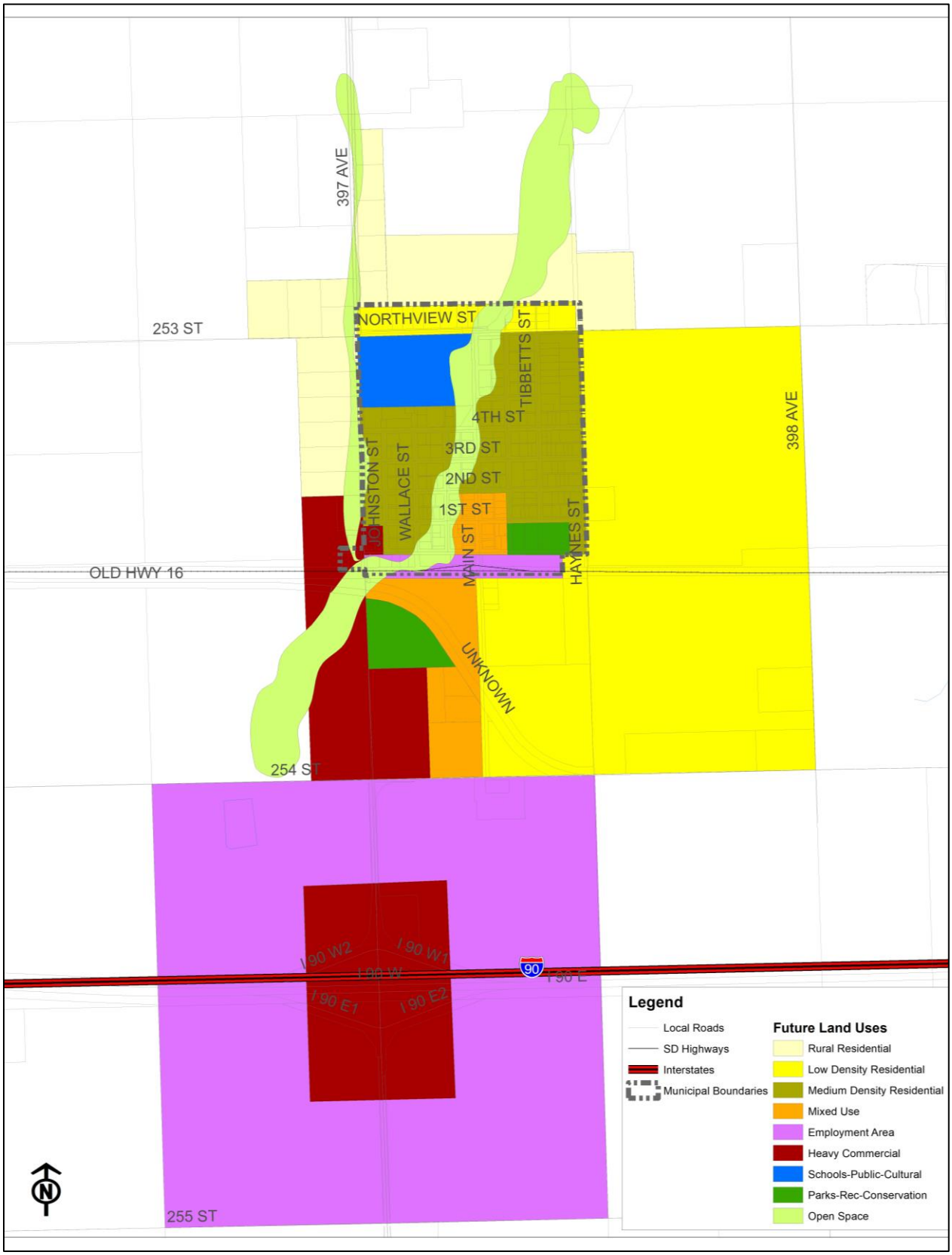


Figure 10.8: Mount Vernon Land Use Plan



PLANNING CONSIDERATIONS

Mount Vernon's Planning Challenges

The following challenges will need to be addressed by the citizens of Mount Vernon over the next 10 years.

Developing economic opportunities;
Taking advantage of job training facilities and area colleges;
Developing infrastructure for housing;
Keeping small towns viable as local service centers; and
Presenting a positive image and attitude toward economic development.

Planning Recommendations

In addressing the challenges, the people of Mount Vernon should consider the following recommendations.

1) Capitalize on Mount Vernon's connection to the regional transportation network by developing facilities that serve commuters and interstate travelers;

2) Encourage the development of service businesses and eating/drinking places that serve the local population;

3) Promote development on the edge of town into lower density housing. Outside assistance may be needed to install new infrastructure.

4) Promote and maintain Mount Vernon's community activities to build strong social ties.

Mitchell, SD

CHAPTER 11

Davison County Comprehensive Plan

DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

POPULATION

Mitchell was incorporated in 1881 and the population climbed to 1,000 by 1883. The first city election was held and Chauncy S. Burr was named the first mayor. The directory of 1884 lists a population of 4,000 and notes 200 places of business.

The City is located sixty miles west of Sioux Falls, SD and straddles US Interstate 90. Certain data will be presented in comparison to similarly sized towns in the state: Aberdeen, Brookings, Huron, Pierre, Spearfish, Watertown, and Yankton. Comparison with similar communities can help local leaders evaluate Mitchell's status in the region.

Table 11.1 contains historical populations for the County, State and cities between 1960 and 2020. The 2020 Census data showed Mitchell with a population of 15,599 persons. Overall, Mitchell grew by 3,044 residents since 1960; about 500 people per decade.

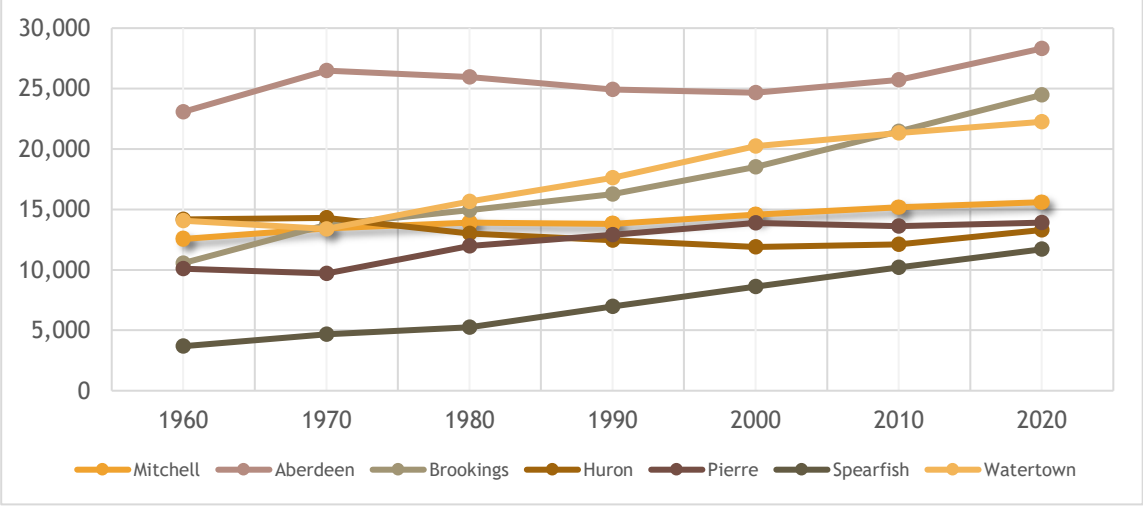
TABLE 11.1
Population Data: 1960 - 2020

Area	1960	1970	1980	1990	2000	2010	2020	% Change 1960-2020	Annual Growth
Davison	16,681	17,319	17,820	17,503	18,741	19,504	19,890	19.24%	0.29%
Mitchell	12,555	13,425	13,916	13,798	14,558	15,166	15,599	24.25%	0.36%
Aberdeen	23,073	26,476	25,956	24,927	24,658	25,713	28,315	22.72%	0.38%
Brookings	10,558	13,717	14,951	16,270	18,504	21,466	24,479	131.85%	2.20%
Huron	14,180	14,299	13,000	12,448	11,893	12,114	13,289	-6.28%	-0.10%
Pierre	10,088	9,699	11,973	12,906	13,876	13,604	13,908	37.87%	0.63%
Spearfish	3,682	4,661	5,251	6,966	8,606	10,195	11,702	217.82%	3.63%
Watertown	14,077	13,388	15,649	17,623	20,237	21,318	22,249	58.05%	0.97%
Yankton	9,279	11,919	12,011	12,703	13,528	14,243	14,619	57.55%	0.96%
South Dakota	680,514	666,257	690,768	696,004	754,844	814,180	879,336	29.22%	0.43%

Source: U.S. Census, American Community Survey

In **Figure 11.1** below, Mitchell's population is represented by the shaded line. Figure 11.1 shows where cities such as Aberdeen, Brookings, and Watertown have grown to a tier of communities over 20,000 in population. In terms of percentage growth or decline, Mitchell has grown by nearly 24.25% since 1960, while Huron has declined by 6.28% over the same period.

FIGURE 11.1
Population Change of Comparable Cities: 1960-2020



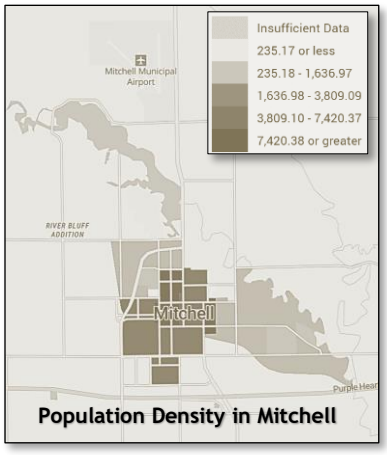
The term population encompasses numerous sub-sections, divisions, groups, etc. One of these divisions is race. In comparing the racial data between the towns, County, and State, there are very stark differences. According to **Table 11.2**, the towns in the study area are predominantly white while Davison County and South Dakota have a more diverse racial population.

TABLE 11.2
Specified Racial Population Data 2020

Entity	White	Black	American Indian	Asian	Hawaiian & Other Pacific Islander	Some Other Race	Two or More Races
Davison	18,422	269	352	243	0	208	396
Mitchell	14,263	213	333	243	0	183	364
Aberdeen	24,082	881	1,229	1,318	0	60	745
Brookings	21,808	420	436	1,079	0	149	587
Huron	9,690	220	679	1,027	164	1,200	309
Pierre	11,613	10	1,532	4	0	5	744
Spearfish	10,823	80	266	162	11	0	360
Watertown	20,665	166	633	108	0	86	591
Yankton	12,944	287	567	27	0	106	688
South Dakota	735,228	18,836	74,975	12,413	544	7,320	30,020

Sources: US Census

The population of Mitchell is fairly evenly spread out throughout the town. There are block groups in the central part of town where the population is more concentrated as shown in the image to the right. Lighter tones represent low population density and darker tones indicate higher concentrations of people.



Population Density in Mitchell

An area of concern in South Dakota is the loss of youth, coupled with an increasing median age of residents. This trend is not a new issue, but one that affects some regions at a much greater rate than others. There are many reasons for these concerns including labor force, stability, services, and dependency to name a few. **Tables 11.3** and **11.4** contain a fifty-year trend of youth and aged populations.

TABLE 11.3
Youth Population - Age 18 or Younger - 1970 - 2020

Entity	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	5,956	4,990	4,827	4,753	5,252	4,594	-1,362	-22.87%
Mitchell	4,349	3,646	3,601	3,502	3,291	3,420	-1,730	-33.22%
Aberdeen	8,657	7,811	6,057	5,384	5,688	6,234	-2,423	-27.99%
Brookings	3,189	2,750	3,026	3,225	3,464	4,500	1,311	41.11%
Huron	4,794	3,354	3,612	2,777	2,719	3,773	-1,021	-21.30%
Pierre	3,715	3,759	3,872	3,774	3,182	3,056	-659	-17.74%
Spearfish	1,123	1,061	1,595	1,745	1,931	2,016	893	79.52%
Watertown	4,725	4,303	4,908	5,237	5,315	5,334	609	12.89%
Yankton	3,945	3,135	3,176	3,170	2,808	3,049	-896	-22.71%
South Dakota	240,913	205,848	191,361	202,649	199,343	215,747	-25,428	-10.54%

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

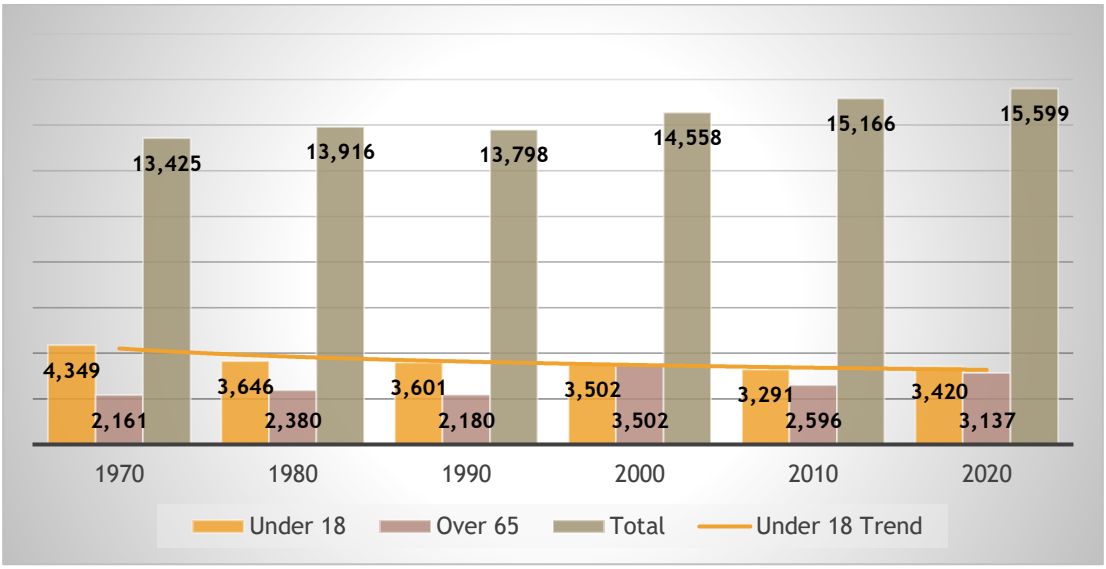
The recent trend in Mitchell is consistent with many of its peer communities. In the previous decades, 1970-2020, the youth population in Mitchell decreased by over 33% compared. Cities such as Spearfish and Brookings have witnessed a considerable increase in their youth population. **Table 11.4** shows that the number of people aged 65 or older increased by over 45% in Mitchell. The same demographic increased by over 82% at the state level and more than doubled in comparable communities.

TABLE 11.4
Aged Population - Age 65 or Older - 1970 - 2020

Area name	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	2,520	2,764	3,050	3,042	3,301	3,709	1,189	47.18%
Mitchell	2,161	2,380	2,180	3,502	2,596	3,137	976	45.16%
Aberdeen	2,886	3,452	2,617	5,384	4,353	4,972	2,086	72.28%
Brookings	1,139	1,361	3,270	3,225	1,925	2,386	1,247	109.48%
Huron	1,887	2,106	2,378	2,777	2,244	2,404	517	27.40%
Pierre	854	1,161	1,536	3,774	1,841	2,394	1,540	180.33%
Spearfish	639	929	1,282	1,745	1,767	2,529	1,890	295.77%
Watertown	1,928	2,394	2,991	5,237	3,265	3,962	2,034	105.50%
Yankton	1,454	1,718	2,121	3,170	2,644	3,040	1,586	109.08%
South Dakota	80,274	91,019	102,114	108,131	116,581	146,831	66,557	82.91%

The dependent populations in Mitchell between 1970 and 2020 are illustrated in **Figure 11.2.** It clearly shows that, since 1970, youth have outnumbered the elderly in Mitchell but the gap has closed since. This measure can inform leaders and policy makers what type of resources may be needed. For example, school facilities and teachers will be vital in Mitchell in order to serve the youth population. On the other hand, skilled or in-home care would be needed to serve a predominantly elderly population.

FIGURE 11.2
Dependent Populations, Mitchell: 1970-2020

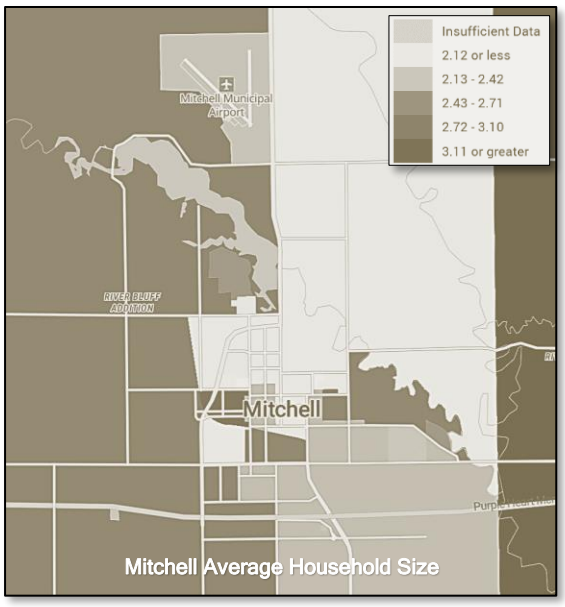


The number, type, and size of households in a community can indicate where demand for housing units and services will be in the future. **Table 11.5** show the household types in Davison County and Mitchell between 2010 and 2020. A slight majority of households in Mitchell consist of married couples. The percentage of married-couple households in Mitchell is slightly lower than Davison County and South Dakota in 2020. The

average size of various household types in Mitchell is a bit less than the other places in the study area. The average married couple household size in Mitchell is comparable to the State (2.90 persons per household in Mitchell compared to 3.04 persons per household for the State). The average size of male-headed family households with no spouse present exceeds the South Dakota figure by a factor of four. The inverse is true for female-headed family households with no spouse present where Mitchell's average size is 3.2 compared to 3.55 for South Dakota.

TABLE 11.5
Households by Type, 2010-2020

		SD		Davison County		Mitchell	
		Total HH	Avg. HH Size	Total HH	Avg. HH Size	Total HH	Avg. HH Size
Total	2010	315,468	2.43	8,086	2.25	6,514	2.15
	2020	347,878	2.43	8,651	2.18	7,086	2.05
Married-couple family households	2010	164,007	3.02	4,181	2.88	3,026	2.79
	2020	171,918	3.04	4,122	2.90	3,016	2.81
Male householder, no spouse present, family household	2010	11,862	3.32	194	4.27	137	4.68
	2020	15,628	3.28	364	3.16	318	3.13
Female householder, no spouse present, family household	2010	30,010	3.25	608	2.92	568	2.90
	2020	31,159	3.55	590	2.94	536	2.87
Nonfamily households	2010	109,859	1.22	3,103	1.15	2,783	1.17
	2020	129,173	1.25	3,575	1.12	3,216	1.11



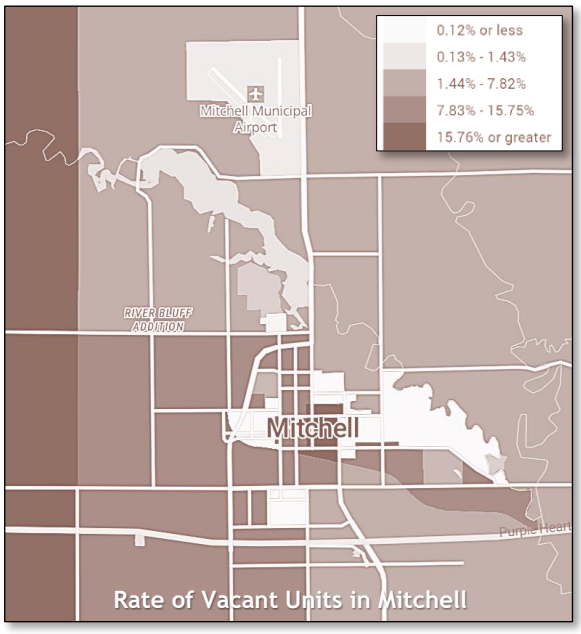
Households, on average, are larger in the rural areas. The darker shades in the image to the left indicate a larger average household size. Block groups inside the boundaries of Mitchell have smaller average household sizes. It could be inferred that new housing units developed in the community would need to accommodate smaller households while rural housing should be able to accommodate larger families.

HOUSING

The condition of housing may be evaluated by several factors, including type, age, quality, and affordability. **Table 11.6** identifies the number of housing units for the study communities in 2010 and 2020. It shows 7,855 total housing units in the Mitchell area in 2020, of which 7,086 were occupied (9.8% vacant units). The table displays a pattern of reductions in housing vacancies across the comparable communities and a dramatic reduction in vacancies in Mitchell, Letcher, and Ethan.

TABLE 11.6
Housing Units and Vacancy- 2010-2020

	Year	Total housing units	Occupied	Vacant	Percent Vacant	Homeowner vacancy rate	Rental vacancy rate
Davison	2010	8,792	8,086	706	8.0%	1.0	6.2
	2020	9,550	8,651	899	9.40%	1	13.6
Mitchell	2010	7,018	6,514	504	7.20%	0.7	6.4
	2020	7,855	7,086	769	9.80%	1	14
Aberdeen	2010	12,030	10,950	1,080	9.00%	1.5	3.9
	2020	13,435	12,187	1,248	9.30%	0.4	9.1
Brookings	2010	8,379	7,621	758	9.00%	1.8	6
	2020	9,922	9,041	881	8.90%	0	5.5
Huron	2010	5,977	5,316	661	11.10%	0.9	4.2
	2020	6,023	5,559	464	7.70%	2.4	5.5
Pierre	2010	6,237	5,896	341	5.50%	2.3	5.1
	2020	6,585	6,123	462	7.00%	0	17.3
Spearfish	2010	5,168	4,937	231	4.50%	0	6.7
	2020	5,482	5,103	379	6.90%	0	5.7
Watertown	2010	9,871	9,080	791	8.00%	3	2.5
	2020	10,579	9,764	815	7.70%	1.3	6.1
Yankton	2010	6,094	5,705	389	6.40%	1.5	0.3
	2020	6,710	6,309	401	6.00%	1	7.6
South Dakota	2010	357,725	315,468	42,257	11.8%	1.5	6.4
	2020	396,817	347,878	48,939	12.30%	1.2	6.8



The image below depicts the housing vacancy levels by block group in Mitchell. The dark purple shades indicate block groups with higher vacancy rates. The lighter gray shades indicate very low vacancy levels. The block group east of downtown has an overall vacancy rate of 30.26%.

A more detailed snapshot of the housing stock is provided in **Table 11.7**. The data shows Mitchell's housing stock increased by 837 units in the period between 2010 and 2020, which equates to approximately 83 units per year.

Notable increases were reported in most multi-family structures with 3 or more units. A significant increase in "apartment" buildings occurred between 2013 and 2018 in Mitchell. Single family units, account for most of the total units in Mitchell. However, the share of single family units decreased over the period.

TABLE 11.7
Detailed Housing Units by Type: 2010-2020

	Year	Total	1-unit detached	1-unit attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 + units	Mobile home	Boat, RV, etc.
Davison	2010	8,792	5,851	201	207	382	460	601	579	511	0
	2020	9,550	5,974	245	131	616	570	540	984	490	0
Mitchell	2010	7,018	4,303	184	200	359	460	578	540	394	0
	2020	7,855	4,430	238	105	584	570	540	983	405	0
Aberdeen	2010	12,030	7,168	424	267	836	1,188	679	928	540	0
	2020	13,435	7,272	527	494	713	883	1,153	1,803	547	43
Brookings	2010	8,379	3,835	481	268	256	829	980	947	783	0
	2020	9,922	4,689	651	215	417	836	1,139	1,204	771	0
Huron	2010	5,977	4,077	71	297	198	263	422	409	240	0
	2020	6,023	3,928	344	70	376	366	364	215	360	0
Pierre	2010	6,237	3,552	160	45	252	433	330	580	885	0
	2020	6,585	3,699	296	128	447	250	320	796	649	0
Spearfish	2010	5,168	2,063	366	106	429	437	559	552	656	0
	2020	5,482	2,563	607	147	353	228	448	614	522	0
Watertown	2010	9,871	6,663	392	336	547	289	200	531	913	0
	2020	10,579	6,462	579	381	618	680	357	664	838	0
Yankton	2010	6,094	3,936	307	98	243	294	380	582	254	0
	2020	6,710	4,206	396	64	277	348	680	613	126	0
South Dakota	2010	357,725	246,674	11,360	7,681	12,176	12,737	12,270	21,369	33,338	120
	2020	396,817	266,995	15,086	7,453	14,254	15,386	17,327	25,792	34,316	208

Source: 2010, 2020 US Census Table DP-4

Table 11.8 lists the value of homes in Mitchell and comparative towns for the years 2010 and 2020. One of the sources of community revenue is the property taxes generated through the value of owner-occupied dwelling units. In a developing community, the number of owner-occupied units with higher values should increase over time. The number of units valued between $150,000 and $300,000 nearly doubled between 2010 and 2020, from 946 to 1,848. **Table 11.8** shows the highest number of the Mitchell's owner-occupied housing units fall between $100,000 and $150,000 in value. An important statistic to note is the number of units valued between $300,000 and $500,000, which is more than double the number of units of the same value in 2010.

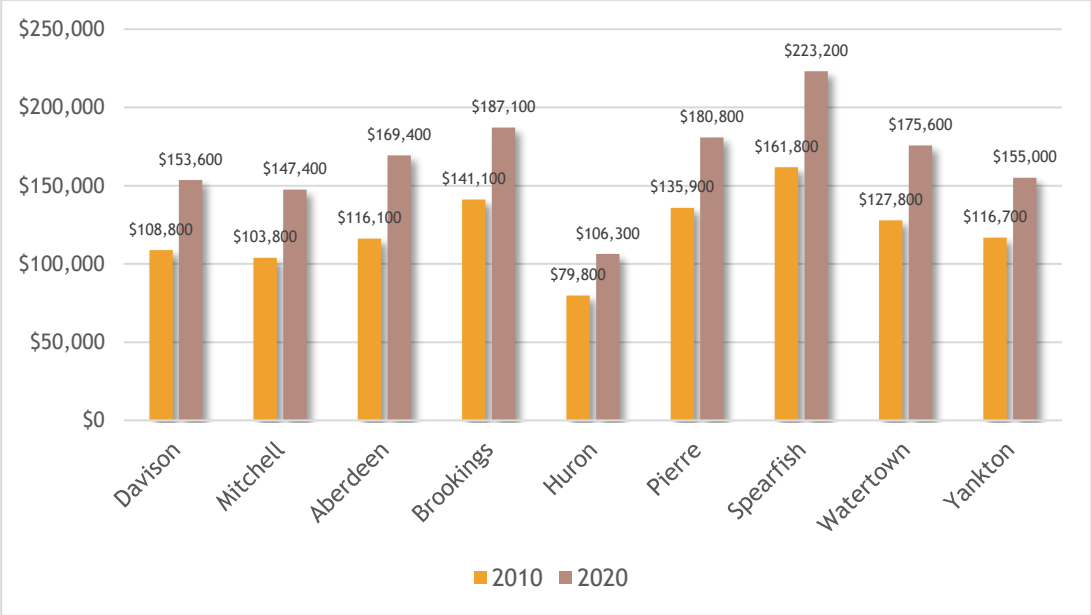
TABLE 11.8
Value of Owner-Occupied Housing Units - 2010 - 2020

	Year	Less than $50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 to $299,999	$300,000 to $499,999	$500,000 to $999,999	$1,000,000 or more	Median Value
Davison	2010	638	1,664	1,168	791	544	238	31	23	$108,800
	2020	495	805	1,168	1,136	940	481	121	41	$153,600
Mitchell	2010	495	1,305	990	506	323	117	17	23	$103,800
	2020	397	664	985	917	664	267	56	14	$147,400
Aberdeen	2010	700	2,190	1,818	1,173	695	310	33	0	$116,100
	2020	457	848	1,444	1,669	1,579	850	178	0	$169,400
Brookings	2010	510	449	1,134	899	513	197	29	0	$141,100
	2020	407	393	526	1,125	1,393	472	123	0	$187,100
Huron	2010	741	1,400	536	237	255	61	0	0	$79,800
	2020	508	1,036	607	649	212	189	73	0	$106,300
Pierre	2010	500	629	1,111	773	673	172	32	26	$135,900
	2020	369	357	543	1,491	817	435	83	0	$180,800
Spearfish	2010	552	227	299	607	522	223	11	34	$161,800
	2020	202	253	184	428	807	635	85	18	$223,200
Watertown	2010	678	1,432	1,617	1,062	635	327	116	16	$127,800
	2020	524	673	952	1,396	1,501	682	174	30	$175,600
Yankton	2010	300	1,033	1,042	636	287	169	85	0	$116,700
	2020	179	712	1,033	916	718	455	61	15	$155,000
South Dakota	2010	38,511	47,440	48,838	36,044	27,038	13,716	4,120	1,543	$122,200
	2020	26,464	30,602	36,093	43,474	52,839	34,848	10,105	2,070	$174,600

Source: 2010, 2020 US Census Table DP-4

Another measure of potential community tax revenue is the median housing unit value. **Figure 11.3** shows the change in median housing unit values in Mitchell, Davison County, and comparable communities. The median values in Mitchell increased by 42% between 2010 and 2020, from $103,800 to $147,400. The rate of increase of the median value in Mitchell was the second highest among the peer communities.

FIGURE 11.3
Change in Median Housing Unit Values: 2010-2020



There were key issues or influences which affect housing stock identified at the onset of this section. Many times, these items are not autonomous but have a correlation to each other either directly or indirectly. Value can be related to quality, age, and demand. Quality and age share a more indirect relationship. The data presented in **Table 11.9** examine the age of structures. Over one-fourth of the housing units in Mitchell were built before 1940.

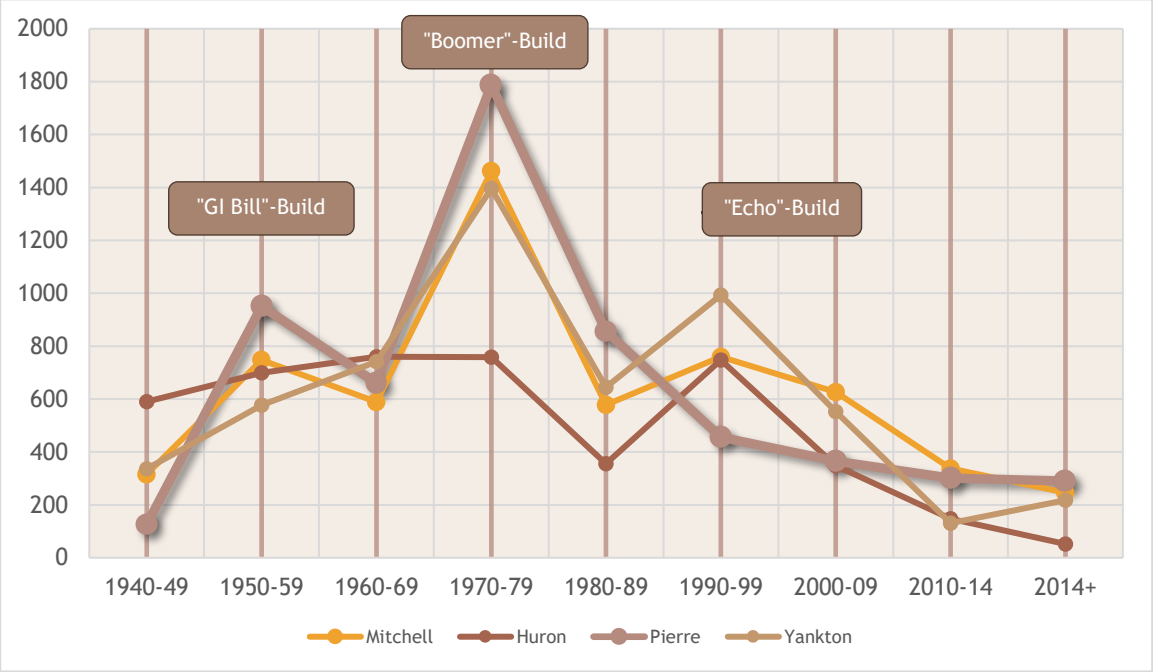
The age of the Mitchell's and some select communities' housing stock is further illustrated in **Figure 11.4.** By graphing the years of construction, patterns emerge that show when there was a surge, or slowdown, in housing construction. We can infer some general periods tied to generations or historical trends by viewing the data. For example, most of the towns reported a "bump" in housing unit construction during the 1950s. History shows us that many homes were built in America under the "GI Bill," which provided low-interest loans for veterans returning from World War II. Another peak happened in the 1970s, which would reflect the subsequent Baby Boomer generation building homes, and so forth.

TABLE 11.9
Years of Construction - Housing Units - Through 2020

	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Davison	313	361	891	893	675	1,743	766	829	409	2,670
%	3.3%	3.8%	9.3%	9.4%	7.1%	18.3%	8.0%	8.7%	4.3%	28.0%
Mitchell	246	337	626	759	578	1,462	589	748	315	2,195
%	3.1%	4.3%	8.0%	9.7%	7.4%	18.6%	7.5%	9.5%	4.0%	27.9%
Aberdeen	911	717	1,021	1,012	1,131	2,384	1,399	1,676	695	2,489
%	6.80%	5.30%	7.60%	7.50%	8.40%	17.70%	10.40%	12.50%	5.20%	18.50%
Brookings	479	724	2,028	1,203	1,090	1,469	880	643	306	1,100
%	4.80%	7.30%	20.40%	12.10%	11.00%	14.80%	8.90%	6.50%	3.10%	11.10%
Huron	52	148	348	747	356	758	760	699	590	1,565
%	0.90%	2.50%	5.80%	12.40%	5.90%	12.60%	12.60%	11.60%	9.80%	26.00%
Pierre	290	301	365	456	856	1,788	660	951	126	792
%	4.40%	4.60%	5.50%	6.90%	13.00%	27.20%	10.00%	14.40%	1.90%	12.00%
Spearfish	328	426	893	920	561	678	516	395	128	637
%	6.00%	7.80%	16.30%	16.80%	10.20%	12.40%	9.40%	7.20%	2.30%	11.60%
Watertown	374	387	1,421	1,669	1,207	1,936	615	1,056	403	1,511
%	3.50%	3.70%	13.40%	15.80%	11.40%	18.30%	5.80%	10.00%	3.80%	14.30%
Yankton	217	131	553	993	645	1,396	741	577	336	1,121
%	3.20%	2.00%	8.20%	14.80%	9.60%	20.80%	11.00%	8.60%	5.00%	16.70%
South Dakota	18,750	16,954	55,234	50,640	37,980	64,536	32,818	34,472	16,455	68,978
%	4.7%	4.3%	13.9%	12.8%	9.6%	16.3%	8.3%	8.7%	4.1%	17.4%

Source: 2019 US Census Table DP-4

FIGURE 11.4
Housing Units - Years of Construction



Housing Projections

Tables 11.10, 11.11 and 11.12 present twenty-year housing projections for Davison County and Mitchell based on the town's distribution of housing types. The program provides production targets for various cost ranges of rental and owner-occupied units. The projections based on the following assumptions:

- The vast majority of new housing in the County will be at least 65 to 90% single family and 2 to 28% multi family housing. This is consistent to the 2018 owner/renter distribution of occupied housing in the County and its towns.
- Owner-occupied housing will continue to be higher-valued units based on recent building trends and home values.
- Lower-income households will generally be accommodated in rental development.

The analysis indicates a need for about 1,263 housing units in the next twenty years (2021-2040). Of the total unit demand, 715 will be single family units, 283 will be multi-family units, 67 will be mobile homes, and 197 would be infill or replacement of dilapidated units. The projections equate to approximately 60 total units per year over the twenty-year period. The unit projections are allocated by each town according to their share of the County's total population as shown in **11.11**.

It is important to note that affordable housing can be addressed partially through a filtering process. Thus, a unit that meets the needs of a high-income, empty-nester household may encourage that household to sell their current home to a moderate-income family. Filtering processes rarely satisfy an affordable need on a one-to-one basis, but they do realistically address part of the market demand.

Table 11.10, 2040 Housing Projection Summary
Davison County

2040 Totals	
Projected Units	1,263
Infill/Replacement	197
Single Family Units	715
Multi-Family	283
Mobile Homes	67
Acres Needed	
Infill/Replacement	64
Single Family Units	437
Multi-Family	36
Mobile Homes	12
Total	549
30 % Markup (roads, market)	126
Total Residential Acres	675

Table 11.11, Share of County Population, 2020

Town/Area	Percent
Mitchell	78.80%
Mount Vernon	2.54%
Ethan	1.85%
Balance of Davison County	16.81%

Table 11.12 lays out the detailed acreage that will be needed to accommodate the housing units projected in **Tables 11.10 and 11.11**. If growth in the County and the subsequent towns follows the projected population and housing units, over 675 acres of land will be needed for residential development. The projections were based on the following densities and assumptions:

In Towns:

- Single family units at 2.5 units/acre
- Multi family units at 8 units/acre
- Manufactured homes at 6 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

In Rural Areas:

- Single family units at 1 unit/acre
- Multi family units at 4 units/acre
- Manufactured homes at 4 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

The total number of new housing units projected in Mitchell is 972 units by 2040. Applying the unit type and density assumptions we can conclude that there will be about 240 net acres of land in demand for residential use in Mitchell. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 311 acres. **Table 11.12** provides a detailed breakdown of unit types and residential land needed over the planning period in Mitchell.

Table 11.12: Mitchell's Share of Units and Acreage Needed

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	**233**	**240**	**246**	**253**	**972**
Infill/Replacement	37	38	39	40	153
Single Family Units	117	120	124	127	489
Multi-Family	65	67	69	71	272
Mobile Homes	14	14	15	15	58
Net Acres Needed	**57.45**	**58.98**	**60.55**	**62.17**	**239.16**
30 % Markup (roads, market, etc.)	17.24	17.69	18.17	18.65	71.75
Total Acres Needed	**74.69**	**76.68**	**78.72**	**80.82**	**310.90**

EDUCATION

The health of a community's income can be measured to some degree by the level and quality of education of its residents. Education may be reviewed from three perspectives:

1) Educational attainment;
2) Status of the existing systems; and
3) Opportunities for residents.

The level of traditional educational attainment is presented in **Tables 11.13.** The data reveal a trend toward a higher percentage of residents attaining a higher level of education in Mitchell. In 2020, 92% of Mitchell's population has at least a high school diploma or higher and 28% hold a bachelor's degree or higher. Cities that are home to colleges and universities such as Brookings (South Dakota State University) and Spearfish (Black Hills State University) have a higher concentration of residents with advanced degrees.

Table 11.13
Educational Attainment - 2020

Entity	< 9th	9-12 No Diploma	High School Graduate	Some College	A.A or A.S.	B.A. or B.S.	MA or PHD	% High School Plus	% B.A./B.S. Plus
Davison	2.7%	6.3%	32.3%	21.4%	11.3%	19.4%	6.7%	91.0%	26.0%
Mitchell	2.0%	6.3%	30.7%	21.7%	11.5%	20.6%	7.2%	91.7%	27.8%
Aberdeen	3.0%	4.0%	29.7%	19.5%	10.9%	22.4%	10.6%	92.9%	32.9%
Brookings	1.2%	2.8%	21.1%	19.6%	6.7%	30.2%	18.3%	95.9%	48.5%
Huron	10.0%	8.3%	30.8%	18.0%	9.3%	14.5%	9.1%	81.7%	23.7%
Pierre	1.0%	3.1%	29.1%	20.2%	9.3%	25.5%	11.7%	95.9%	37.2%
Spearfish	0.7%	3.3%	22.7%	23.7%	7.0%	28.6%	14.0%	96.0%	42.6%
Watertown	3.7%	6.4%	32.7%	21.5%	14.9%	15.3%	5.5%	89.9%	20.8%
Yankton	3.6%	5.9%	28.7%	21.0%	11.6%	15.7%	13.5%	90.5%	29.1%
South Dakota	2.8%	5.0%	30.2%	21.1%	11.6%	20.1%	9.2%	92.2%	29.3%

Source: 2019 Census, Summary File 3

A second issue to consider in reviewing education is the status of existing educational systems. **Table 11.14** provides a statistical overview of school districts in the study area. The acronym A.D.M. represents "average daily membership" or enrollment, which is calculated by the South Dakota Department of Education in an effort to establish a baseline for state financial assistance. the dollars per ADM in Mitchell is $9,090, which is about the median value of the school districts in the study area. The student/teacher ratio is similar among all school districts in the area. The average salary of teachers in the school districts is comparable as well. Only Yankton's teachers are paid more than Mitchell in the study group.

Table 11.14
School District Profiles 2020-2021

Entity	PK-12 Enrolled	Student/Staff Ratio	ACT Score*	K-12 Certified Teachers	Average Salary	Average Years Exp.	Advanced Degrees %	Dollars per ADM	General Fund Balance
Mitchell	2,791	15.1	21.9	184.2	$52,344	15.2	44.7%	$9,090	$7,503,741
Aberdeen	4,477	14.9	22.0	299.8	$50,220	13.3	47.5%	$9,477	$7,304,248
Brookings	3,344	14.1	23.7	235.6	$47,870	14.4	41.7%	$9,159	$5,944,169
Huron	2,775	16.2	21.6	170.9	$51,257	12.9	37.6%	$9,966	$4,758,625
Pierre	2,767	16.1	22.5	171.4	$50,526	13.2	29.2%	$8,680	$7,645,503
Watertown	3,951	16.6	21.9	237.9	$51,414	14.5	34.6%	$8,629	$8,885,677
Yankton	2,952	17.3	21.8	170.4	$52,957	16.9	49.1%	$9,238	$6,821,192

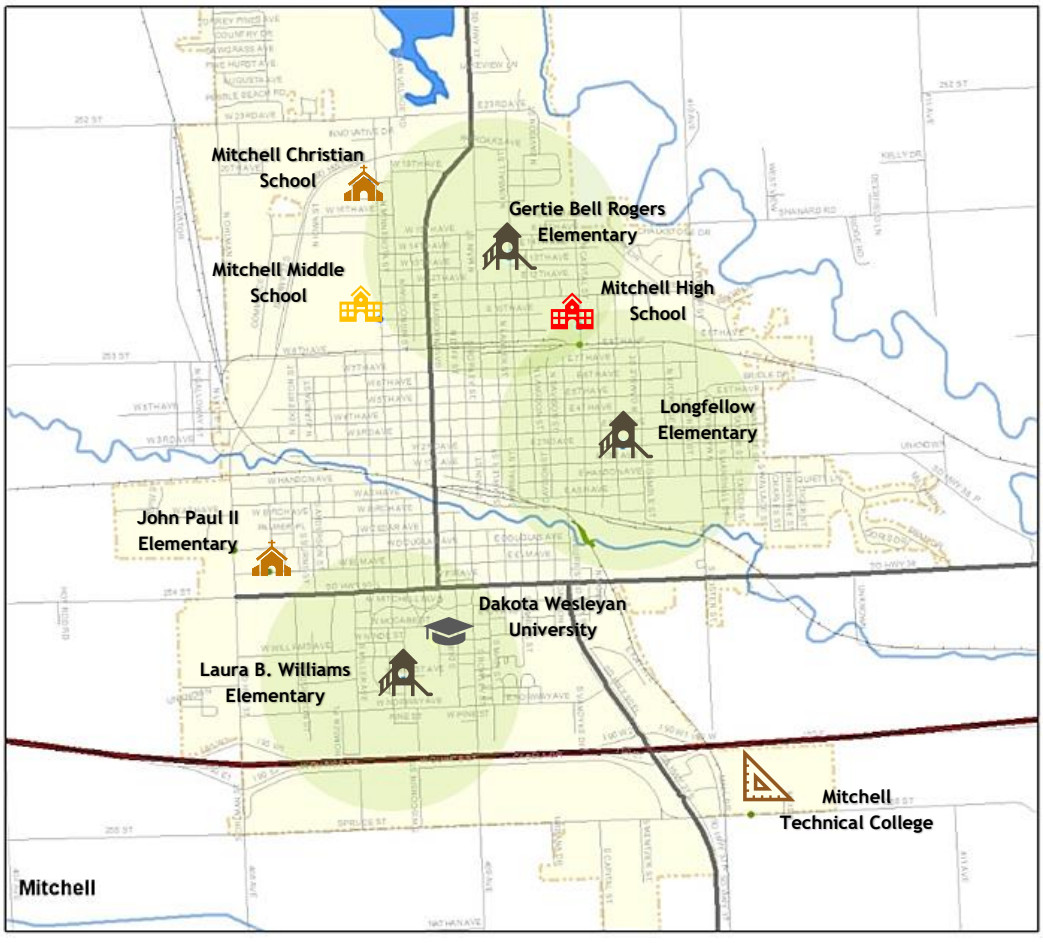
Source: South Dakota Department of Education

Table 11.15 outlines the enrollments by grade for each school facility type in Mitchell in 2020. The table also illustrates the enrollment in non-public schools as well as those students that are home-schooled in Mitchell. The bottom row of the table shows the number of students who open-enrolled out of the Mitchell School District and those who open-enrolled into the school district in 2020.

Table 11.15 - Mitchell Enrollments by Facility, Type, and Grade; 2020

School Name	PK	KG	01	02	03	04	05	06	07	08	09	10	11	12	TOTAL KG-12	TOTAL PK-12
Mitchell High School	0	0	0	0	0	0	0	0	0	0	275	196	215	176	866	866
Mitchell Middle School	0	0	0	0	0	0	0	205	227	237	0	0	0	0	669	669
L B Williams Elementary	0	82	72	65	76	76	75	0	0	0	0	0	0	0	442	442
Gertie Belle Rogers Elem	0	92	68	58	59	77	57	0	0	0	0	0	0	0	411	411
Longfellow Elementary	0	70	48	49	56	51	50	0	0	0	0	0	0	0	324	324
Abbott House Elementary	0	0	0	0	0	0	1	1	6	4	0	0	0	0	12	12
Abbott House HS	0	0	0	0	0	0	0	0	0	0	4	7	6	7	24	24
Non-Public Schools	**PK**	**KG**	**01**	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**	**TOTAL KG-12**	
John Paul II Elem	28	14	18	9	16	14	25	13	0	0	0	0	0	0	109	
LifeQuest	0	0	0	0	0	0	0	0	0	0	0	0	2	8	10	
Mitchell Christian	0	8	8	8	14	13	12	10	9	9	4	5	11	9	120	
Home Schooled	**PK**	**KG**	**01**	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**	**TOTAL KG-12**	
Mitchell		3	7	3	4	3	2	5	3	2	7	3	4	2	48	
Open Enrollment	**Out**	**In**														
Mitchell	140	66														

Figure 11.5 - Mitchell School Facilities



School Facility Planning

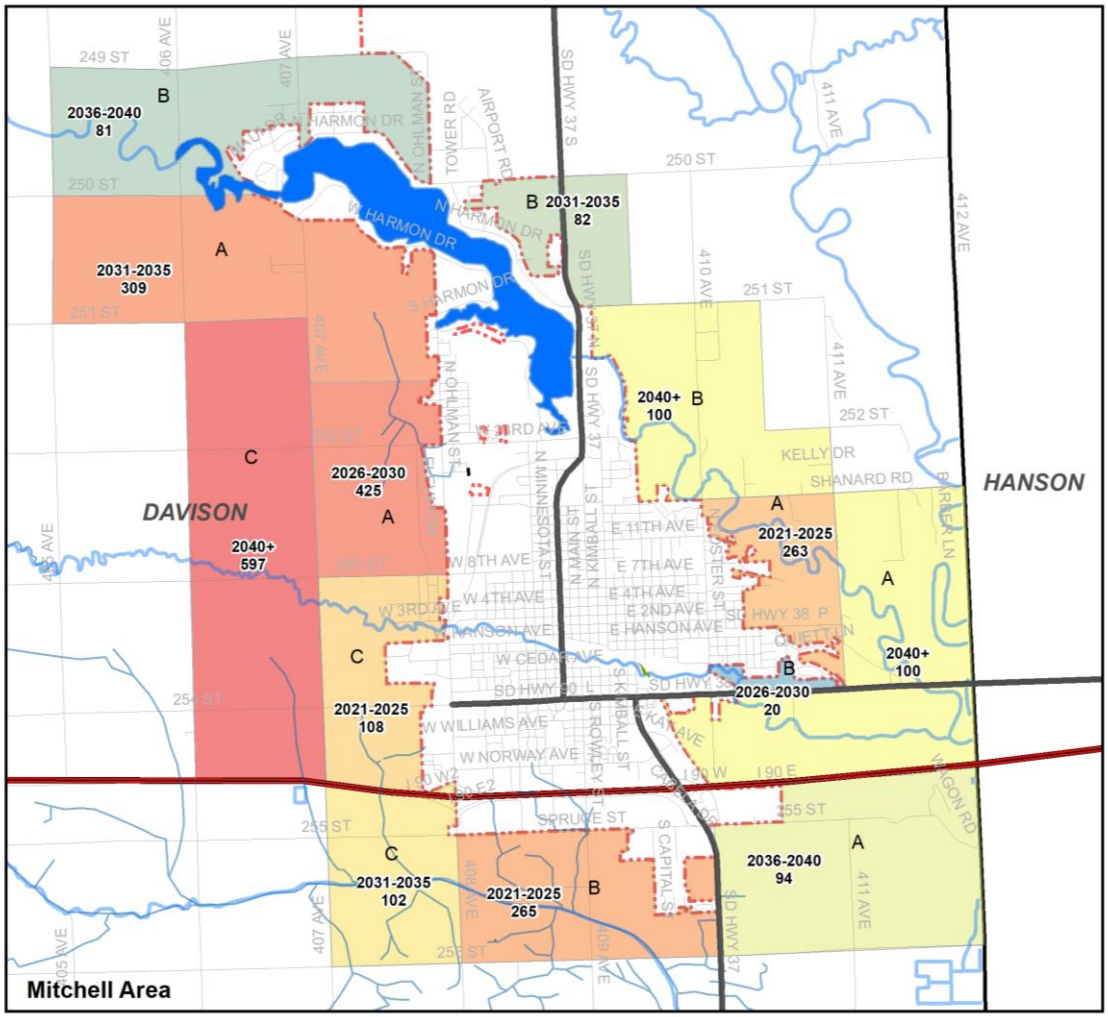
Mitchell has identified growth areas totaling 3,265 acres in and around the community that are suitable for future development. These areas could yield over 3,917 housing units if developed at 1.5 units per acre. **Table 11.16** shows the projected number of youth that the growth areas in Mitchell may produce. In all, the potential for over 1,749 youth exists in the identified growth areas by 2040.

Table 11.16 - Estimated Youth Population in Mitchell Growth Areas (2020-2040)

	2021-2025			2026-2030			2031-2035			2036-2040		2040+		
RESIDENTIAL AREAS	A	B	C	A	B	C	A	B	C	A	B	A	B	C
Gross Acres	583.0	645.0	328.0	638.0	80.0	0.0	1,884.0	522.0	871.0	933.0	1,428.0	1,734.0	1,232.0	1,485.0
Limitations (Acres)	109.0	46.0	64.0	33.0	22.0	0.0	38.0	10.0	157.0	148.0	279.0	574.0	167.0	136.0
Developed Acres	140.0	263.0	126.0	65.0	32.0	0.0	437.0	137.0	248.0	142.0	498.0	475.0	378.0	243.0
Developable Acres	334.0	336.0	138.0	540.0	26.0	0.0	1,409.0	375.0	466.0	643.0	651.0	685.0	687.0	1,106.0
% ROW, Public, Etc.	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	40.0%
Net Acres	233.8	235.2	96.6	378.0	18.2	0.0	915.9	243.8	302.9	418.0	423.2	445.3	446.6	663.6
Unit Density	2.5	2.5	2.5	2.5	2.5	2.5	0.8	0.8	0.8	0.5	0.5	0.5	0.5	2.0
Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	211.0	222.0	223.0	1,327.0
Units/Lots Sold-Built	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.0	0.0	0.0	0.0
Net Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	181.0	222.0	223.0	1,327.0
People/Household	2.15	2.15	2.15	2.15	2.15	2.15	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.15
Population Projection	1,255.0	1,264.0	518.0	2,031.0	96.0	0.0	1,440.0	382.0	476.0	436.0	380.0	466.0	468.0	2,853.0
Youth Projection (.45/HH)	263	265	108	425	20	0	309	82	102	94	81	100	100	597

Figure 11.6 shows the areas and phases of growth in Mitchell. The areas are shaded and labeled according to the estimated youth population in the growth areas' timeframe. The map reveals that the northern and western areas of Mitchell will generate the most youth by 2040 and beyond. Some areas that appear large geographically show fewer youth. This is due to the lower potential for residential development because of physical limitations, current development and other uses projected for the area.

Figure 11.6, Projected Youth Population in Future Growth Areas



The next step in the planning process includes examining the inventory of existing school locations with respect for their capacity, condition, and accessibility for the distribution of projected future enrollment. Land use plans can address the potential for expanding and otherwise adapting school buildings and sites and also assess the availability and suitability of vacant or renewable land for new sites. A planning task force will need to establish guidelines in terms of enrollment, site size and location, service area, and the type of improvements needed based on building size and condition as well as the need for new buildings.

The number of estimated youths in each growth area were delineated into school-age groups; 5-9, 10-14, and 15-19 years of age. The population for each age group was based on the current population figures for the County and the percentage of each age group is applied to the population projection for each growth area. The resulting populations are then assigned as potential elementary, middle or high school students based on their ages.

The building capacities of the existing school facilities in Mitchell were analyzed to determine if the existing buildings could accommodate future students. Growth area projections were compared to elementary school service areas in order to assign younger students to the proper school building.

Table 11.17 shows the current enrollments in Mitchell School District facilities and each building's student capacity. The table lists the enrollments compared to the capacities for each school building. The middle column of the table displays the number of estimated students from the growth areas that are assigned to each building. The columns to the right of the projections illustrate the enrollment and capacity scenarios in 2040 for each school facility.

The column titled "Enrollment to Capacity" shows whether the projected 2040 enrollments at each school building exceed each building's capacity. A positive number indicates over-capacity at the school. A negative number shows that school maintains its capacity to accommodate the projected future enrollment. The final two columns analyze the possible actions to address school capacity issues. If a positive number is shown in the Enrollment/Capacity column, then the additional square footage needed to accommodate the estimated enrollment is calculated based on the following assumptions: 100 square feet per student at elementary schools, 130 square feet per student at middle schools, and 140 square feet per student at high schools.

Table 11.17 - Davison County School Building Analysis

	2020			2020-2040	2040			
	Enrollment	Building Capacities (Students)	Remaining Capacity	Projections Assigned To School	Projected Enrollment	Enrollment to Capacity	New School Needed?	Additional Sq. Ft. Needed
Elementary								
LB Williams	513	600	87	180	693	93	Possible Addition	9,277
Gertie Bell Rogers	424	500	76	294	718	218	Possible	28,303
Longfellow	347	450	103	91	438	(12)	No	
Middle School	638	800	162	540	1178	378	Possible Addition	49,133
High School	777	1200	423	644	1421	221	Possible Addition	30,983

It is difficult to determine at which point does deficient capacity triggers the need for an entirely new school building. The Mitchell Middle School and High School buildings need enough square feet in order to serve future enrollments that a sizeable addition may be warranted. There are enough projected elementary students in the north and western areas of Mitchell that it may be more economical to construct a new elementary school building to relieve growing pressure on Gertie Bell Rogers Elementary.

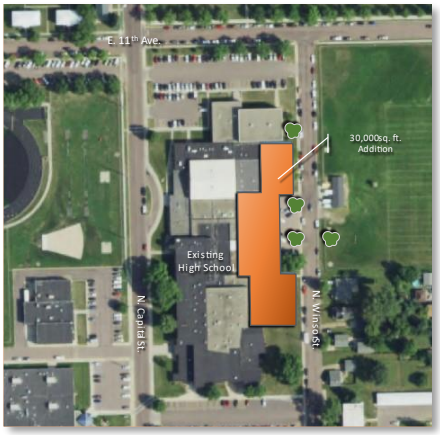
The following images show the spatial relationship between the existing school buildings and the estimated square footage needed.

School Addition Concepts

LB Williams Elementary

Mitchell Middle School

Mitchell High School



There are several educational opportunities for the residents of Mitchell to explore. A higher-educated population can lead to skilled occupations and higher paying positions. Two institutions; Dakota Wesleyan University and Mitchell Technical College (MTC), offer a variety of degrees in programs which lead to skilled jobs. Both colleges are located ten miles away in Mitchell. **Table 11.18** below shows the top five programs between Dakota Wesleyan and MTC and the number of graduates in each program.

TABLE 11.18; Top Programs by Number of Graduates

Health Professions and Related Programs	148
Business, Management, Marketing, and Related Support Services	83
Agriculture, Agriculture Operations, and Related Sciences	61
Construction Trades	60
Engineering Technologies and Engineering-Related Fields	5

Employment

Employment statistics are like other areas in that there are industry specific categories or definitions. Four definitions are used in reviewing employment data. **Table 11.19** detail the employment status within the county, state and comparative towns.

- **Civilian labor force**: All persons age 16 years old and older, classified as employed or unemployed. Persons not included are active duty members of the U.S. Military, students, homemakers, retired workers, seasonal workers not looking for work, inmates, disabled persons, and those doing unpaid family work of less than 15 hours a week.
- **Labor force**: The civilian labor force, consisting of all people age 16 and over classified as employed or unemployed along with members of the U.S. Armed Forces.
- **Employed**: All civilians 16 years old and over who were either at work or had a job but were not at work due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Does not include people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations.
- **Unemployed**: All civilians 16 years old and over are classified as unemployed if they did not have a job or had a job but not working and were actively looking for work during the last 4 weeks, and were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Table 11.19 provide an overview of the labor force. In 2020 Mitchell and the comparison towns all had fairly low unemployment rates compared to the State.

TABLE 11.19
Employment Status Comparison - 2020

Entity	Persons Age 16 and Above	In Labor Force	Civilian Labor Force	Employed	Unemployed	Armed Forces	Not In Labor Force	Percent
Davison	15,319	10,762	10,762	10,391	371	0	4,557	3.4%
Mitchell	12,134	8,538	8,538	8,198	340	0	3,596	4.0%
Aberdeen	20,718	14,613	14,613	14,278	335	0	6,105	2.3%
Brookings	18,341	12,696	12,651	12,014	637	45	5,645	5.0%
Huron	9,671	6,554	6,554	6,253	301	0	3,117	4.6%
Pierre	10,737	8,044	7,965	7,846	119	79	2,693	1.5%
Spearfish	8,491	5,652	5,631	5,361	270	21	2,839	4.8%
Watertown	16,584	11,735	11,722	11,206	516	13	4,849	4.4%
Yankton	11,769	7,316	7,292	7,086	206	24	4,453	2.8%
South Dakota	623,566	433,669	430,311	410,156	20,155	3,358	189,897	4.7%

Source: 2020 Census Table DP-3

Previous information dealt with unemployment while the next section examines the employment base in Mitchell. The industry classifications within the following tables are provided by the U.S. Census Bureau and are designed to group similar occupations together for the purpose of statistical analysis. The various classifications have been revised in recent years, which may result in shifts within categories when comparing earlier and more recent data sets. **Table 11.20** identifies the major employment industries in Mitchell as well as their growth or decline between 1990 and 2020.

TABLE 11.20
Mitchell Employment by Industry - 1990 - 2020

Industry	1990	2000	2010	2020	% Change 1980-2019
Agriculture/Forest/Fish/Mining	117	199	240	241	106.0%
Construction	357	526	525	576	61.3%
Manufacturing	1,071	1,152	993	999	-6.7%
Wholesale Trade	174	234	180	309	77.6%
Retail Trade	1,107	1,050	1,381	990	-10.6%
Trans., Warehouse, & Utility	393	221	152	224	-43.0%
Information	*	211	107	264	*
Finance/Insurance/Real Estate	267	376	244	560	109.7%
Professional Services	483	407	526	460	-4.8%
Education/Health/Social Services	1,414	1,718	2,038	1,908	34.9%
Arts, Entertain./Rec./ Accom./Food	582	664	1,244	944	62.2%
Other Services	377	452	337	391	3.7%
Public Administration	232	184	231	395	70.3%
Total	6,574	7,394	8,198	8,261	25.7%

Source: 2000 Census Table DP-3; 1990 Census CP-2-43 T146; 1980 Census PC80-1-C43 T178

The thirty-year period between 1990 and 2020 was a time when transportation/warehousing experienced a significant **decline** in employment in Mitchell. The same period saw dramatic **increases** in the agricultural, construction, wholesale trade, finance, arts/entertainment/rec and public administration sectors.

Table 11.21 focuses on occupations in Mitchell for the previous thirty years. While the whole number of persons employed in farming occupations has remained low, the rate of employed persons in farming occupations has grown by 75%, only second to the rate of growth in the management field.

TABLE 11.21
Mitchell Occupations - 1990 - 2020

	1990	2000	2010	2020
Management & Professional Services	1,519	2,037	2,254	2,695
Service	1,280	1,375	1,876	1,451
Sales and Office	2,013	1,882	2,129	1,944
Farming, fishing, and forestry	82	57	107	144
Construction & Maintenance	637	737	657	751
Production & Transportation	1,043	1,306	1,175	1,276
Total Employed: Age 16 and Above	6,574	7,394	8,198	8,261

Source: 2020: ACS 5-Year Estimates Subject Tables, S2401 2000 Census Table DP-3; 1990 Census CP-2-43 T145

Table 11.22 includes a list of the five largest primary employers in Mitchell as well as the number of persons employed at each business. Primary employers are those who provide full time positions which afford opportunities to attract employees. The top two employers, who represent the education and public service sectors, employ nearly 51 persons.

TABLE 11.22
Major Employers in Mitchell

Rank	Employer and Place	Product / Service	Employees
1	Avera Queen of Peace Health Services	Healthcare	715
2	Trail King Industries	Manufacturing of Trailers	775
3	Mitchell School District	Education	450
4	Wal-Mart	Retail	240
5	Graphic Packaging	Color Printed Packaging	240
6	AKG North America	Heat Exchangers	220
7	City of Mitchell	Government	210
8	Twin City Fan	Commercial/Industrial Fans	220
9	Firesteel Healthcare	Healthcare	180
10	Innovative Systems	Communications Software	170
11	Lifequest	Special Needs Clients	157
12	Vantage Point Solutions	Communications Engineering	155

Commuting

Commuting data includes where people work (including from work from home), when their trip starts, how they get there, and how long it takes. Commuting data helps policy makers and planners make decisions related to transportation infrastructure. Some of the topics included in the American Community Survey data include travel time, means of transportation, time of departure for work, vehicles available, and expenses associated with the commute. The ACS also asks workers about their place of work, the geographic location of their job.

Mitchell residents who are in the labor force primarily drive alone to work according to **Table 11.23.** The percentage of those who drive their own vehicle rose from 84.3% in 2010 to 89.3% in 2020. The percentage of people who walked to their job decreased significantly from 7.0% in 2010 to 3.3% in 2020.

TABLE 11.23
Mitchell Commuting Data - 2010 - 2020

Mode of Transportation	2010	2020
	Percent	Percent
Workers 16 years and over	8,057	8,122
MEANS OF TRANSPORTATION TO WORK		
Car, truck, or van	84.3	89.3
Drove alone	78.3	84.3
Carpooled	5.9	4.9
In 2-person carpool	4.5	2.3
In 3-person carpool	0.5	1.1
In 4-or-more person carpool	1.0	1.5
Workers per car, truck, or van	1.04	1.03
Public transportation (excluding taxicab)	0.9	1.7
Walked	7.0	3.3
Bicycle	2.8	0.2
Taxicab, motorcycle, or other means	2.6	2.1
Worked from home	2.3	3.4

Source: 2000 Census Summary File 3; 1990-1980 Census Summary File 3

Table 11.24 shows that over half of the workers in Mitchell travel less than 10 minutes to work in 2020. The ability of people to go from place to place more efficiently has greatly increased areas for potential labor force.

TABLE 11.24
Mitchell Worker Commute Times

Commute Time	Percent
Less than 10 minutes	52.9
10 to 14 minutes	26.0
15 to 19 minutes	10.1
20 to 24 minutes	3.6
25 to 29 minutes	2.0
30 to 34 minutes	0.8
35 to 44 minutes	0.3
45 to 59 minutes	0.2
60 or more minutes	4.0
Mean travel time to work (minutes)	11.0

Source: ACS, 2020

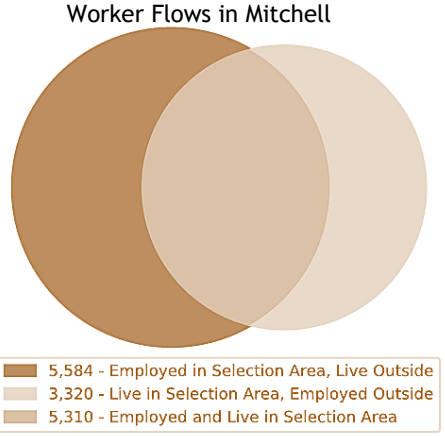
Worker Flows

When information about workers' residence location and workplace location are coupled, a *commuting flow* is generated. The origin-destination flow format describes the interconnectedness between communities, including the interchange of people, goods, and services. product development purposes. Using OnTheMap, we can conclude the following for Mitchell residents and workers:

- 5,584 people are employed in Mitchell, but live somewhere outside of town.
- 5,310 people both reside and work in Mitchell
- 3,320 live in Mitchell, but travel elsewhere for work

Mitchell may be considered a "job center" for the region. The number of residents who live and work in town is equal or less than the number of workers who travel from elsewhere to work in Mitchell. The graphics at right show the dynamics of worker inflow and outflow in Mitchell. A "job center" would have a larger dark circle on the left of the graphic compared to the lighter circle on the right.

Worker Flows in Mitchell



In **Figure 11.7**, job locations for residents of Mitchell are shown by zip codes. The number of workers from Mitchell in each zip code are shown by graduated colors. The darker colors represent more workers who live in Mitchell and work in that zip code. According to Figure 11.7, most people who live in Mitchell, travel to the Mitchell area (57301) to work.

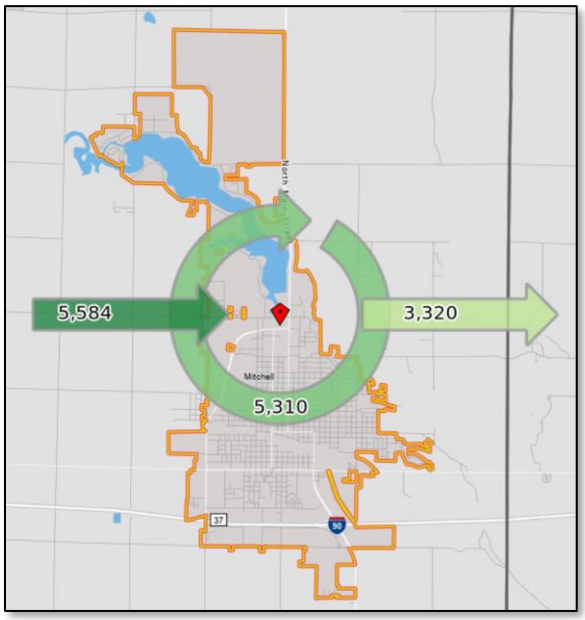
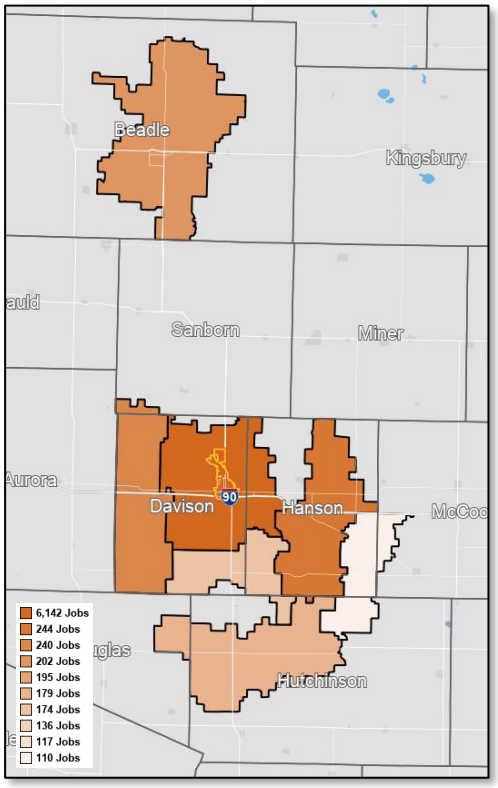


FIGURE 11.7
Top Home Locations for Mitchell Workers by Zip Code

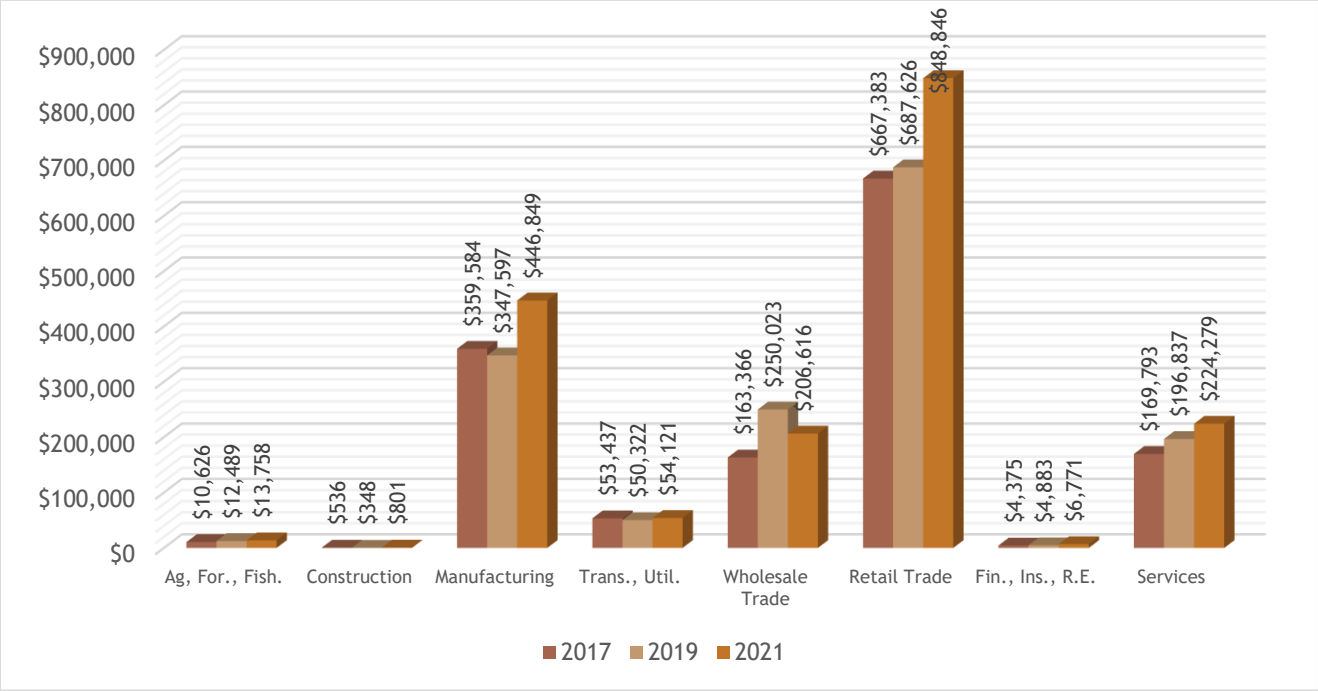


Business Taxes

The state of an economy is measured with numerous factors one of which is sales. Sales may be used to measure the relative "health" of an economy, primarily as it is perceived by the general public. Consumers reflect their confidence in an economy through spending habits.

Figure 11.8 illustrates the recent trends in general gross sales in Mitchell. Retail trade is the strongest sector in Mitchell, while Construction lags behind the other sectors in terms of sales. The Manufacturing sector "rebounded" from a decrease in sales between 2017 and 2019 to an increase of $100 million between 2019 and 2021. Wholesale reported a decline between 2019 and 2021, from $250 million to $206 million. Sales in the Services sector have steadily increased by 32% from 2017 to 2021 from $169 million to $224 million.

FIGURE 11.8
Mitchell- General Gross Sales ($000's)
2017-2021



Source: SD Dept of Revenue, South Dakota Sales and Use Tax Report 2017-2021

Income

There are several factors to consider in obtaining an accurate understanding of local population characteristics. One of these items is wealth or income. Wealth is affected by numerous variables, but for the majority of the population it is directly tied to income, which is influenced by employment.

The median incomes (per capita, household, and family) of the comparative cities for 2010 and 2020 are shown in **Table 11.25**. The median per capita income in Mitchell grew by 38.4% between 2010 and 2020. Median household income increased by 15.2% in the same period, and family income increased by nearly 40%.

TABLE 11.25
Median Incomes, 2010-2020

	Per Capita Income			Household Income			Family Income		
	2010	2020	% Change	2010	2020	% Change	2010	2020	% Change
Davison	$22,794	$30,006	31.6%	$41,867	$48,267	15.3%	$54,677	$75,404	37.9%
Mitchell	$22,627	$29,340	38.4%	$39,345	$45,318	15.2%	$49,821	$69,684	39.9%
Aberdeen	$23,121	$31,992	38.9%	$41,718	$56,455	35.3%	$58,109	$82,123	41.3%
Brookings	$19,519	$27,116	12.4%	$39,403	$53,845	36.7%	$67,005	$84,464	26.1%
Huron	$22,379	$25,143	20.8%	$38,474	$48,374	25.7%	$58,343	$58,272	-0.1%
Pierre	$27,983	$33,797	46.2%	$52,534	$68,263	29.9%	$71,065	$85,320	20.1%
Spearfish	$25,354	$37,077	24.2%	$33,713	$50,072	48.5%	$60,327	$83,226	38.0%
Watertown	$23,636	$29,346	24.9%	$39,970	$52,145	30.5%	$57,988	$71,298	23.0%
Yankton	$25,312	$31,615	38.4%	$42,956	$54,278	26.4%	$61,911	$69,905	12.9%
South Dakota	$24,110	$31,415	30.3%	$46,369	$59,896	29.2%	$58,958	$77,042	30.7%

Table 11.26 contain household income figures for Mitchell and comparable cities. In 2020 the majority of households (1,344) reported income in a single income category between $35,000 and $50,000. This appears to be an exception among most of the towns in the study group where the majority of households earn between $50,000 and $75,000. Several households (1,028) in Mitchell earned between $25,000 and $35,000.

TABLE 11.26
Household Income 2020

Entity	Under $10,000	$10,000-$14,000	$15,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	$150,000-$199,999	$200,000 & Above
Davison	503	568	795	1,130	1,543	1,138	1,080	1,233	407	254
Mitchell	461	512	664	1,028	1,344	943	870	823	287	154
Aberdeen	664	480	1,324	1,234	1,635	2,464	1,709	1,667	584	426
Brookings	468	496	870	644	1,666	1,803	1,258	1,271	356	209
Huron	416	141	574	845	944	1,112	737	553	98	139
Pierre	221	229	460	811	616	1,053	1,069	1,159	359	146
Spearfish	186	401	596	489	876	679	673	660	235	308
Watertown	600	620	905	961	1,615	1,910	1,267	1,255	291	340
Yankton	227	325	584	744	1,094	1,289	887	770	190	199
South Dakota	18,482	14,295	30,094	34,679	47,410	66,588	50,831	52,445	17,582	15,472

Poverty

Salary data represent the income side of a family or household cash flow though without an accurate list of expenses it is difficult to see how a family or household if fairing. The one social indicator with statistical data is poverty related information. **Table 11.27** provides and overview of poverty numbers and percentages for 2010 to 2020 within the comparative towns. The percent of Mitchell residents living at or below poverty level decreased by just over 1 percentage point between 2010 and 2020 from 16.0% in 2010 to 14.9% in 2020. The overall percentage of those in poverty remains higher than Davison County and South Dakota. The percentage of families in poverty in Mitchell increased between 2010 and 2020, from 7.5% to 8.4%.

TABLE 11.27

Number and Percent in Poverty - 2010 - 2020

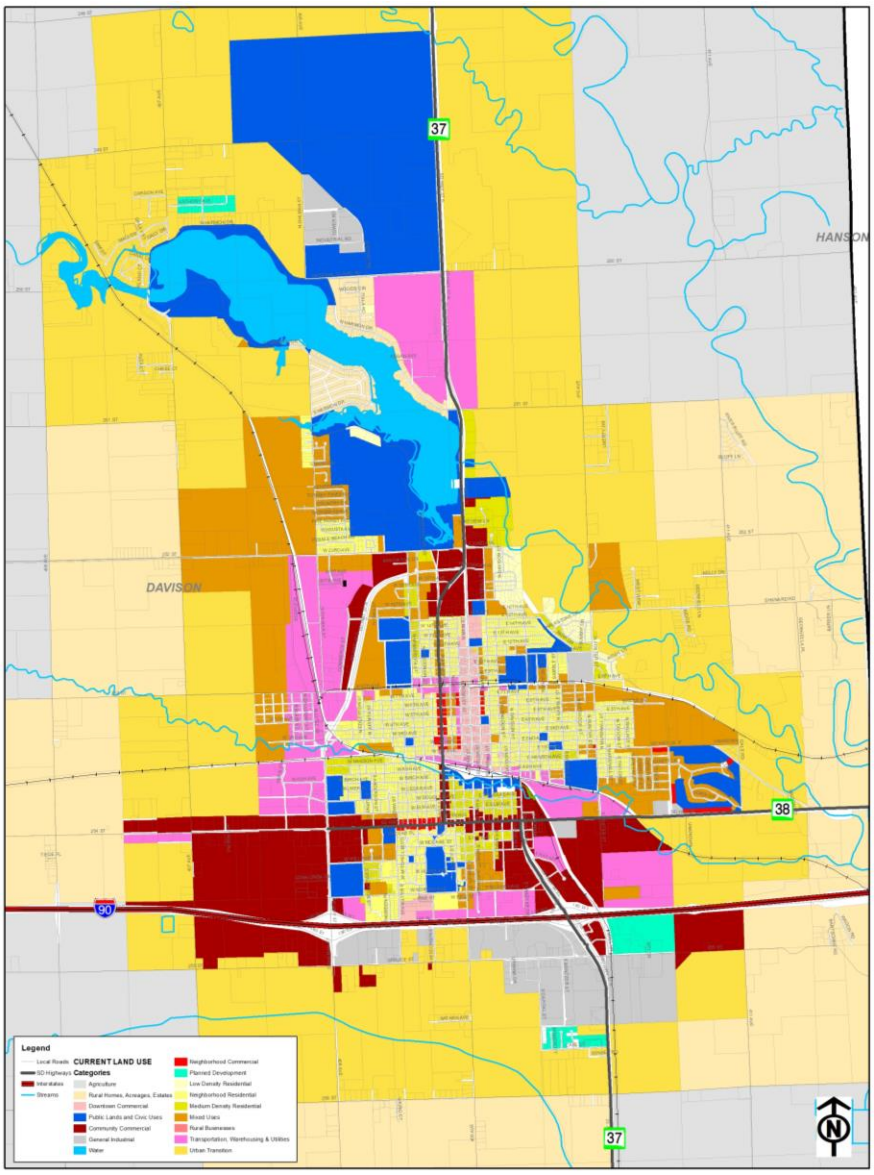
	Persons		Families	
	2010	2020	2010	2020
Entity	Percent	Percent	Percent	Percent
Davison	13.8%	13.0%	6.9%	7.7%
Mitchell	16.0%	14.9%	7.5%	8.4%
Aberdeen	12.0%	11.6%	6.3%	7.6%
Brookings	25.1%	17.6%	6.9%	8.4%
Huron	15.5%	17.3%	8.1%	16.7%
Pierre	10.0%	14.8%	7.6%	11.5%
Spearfish	15.2%	12.6%	9.9%	5.0%
Watertown	14.1%	15.4%	10.0%	9.5%
Yankton	12.8%	12.0%	6.1%	3.7%
South Dakota	13.7%	12.8%	8.7%	8.0%

Sources: 2000 Census, CP-2-431994; 1990 Census, CP-2-43; 1980 Census, PC80-1-C43

Land Use in Mitchell

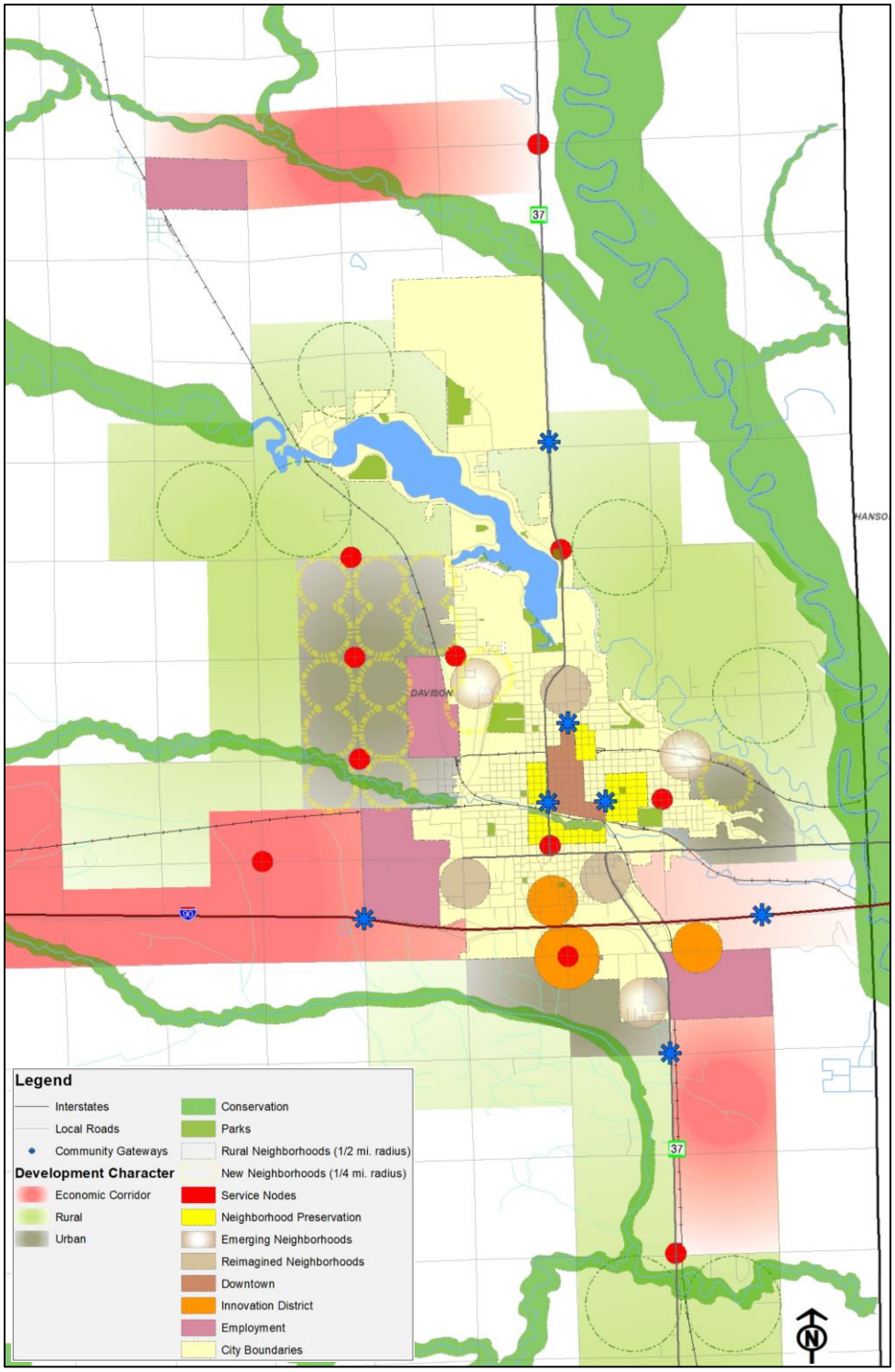
Figure 11.9 shows the existing land use patterns in the Mitchell area. Residential uses occupy most of the land in Mitchell. The downtown is evident in Figure 11.9 by the tighter street pattern and the commercial uses two blocks east and west of Main Street. Highway-oriented commercial land uses are found along the SD Highway 38 and Sanborn Boulevard corridors. Region-serving commercial uses are found at the intersections of major roadways and the interstate. Much of the land around the edge of Mitchell is used for industrial purposes along arterial roads with residential uses and rural homes making up the balance of the fringe area.

Figure 11.9: Existing Land Use, Mitchell Area



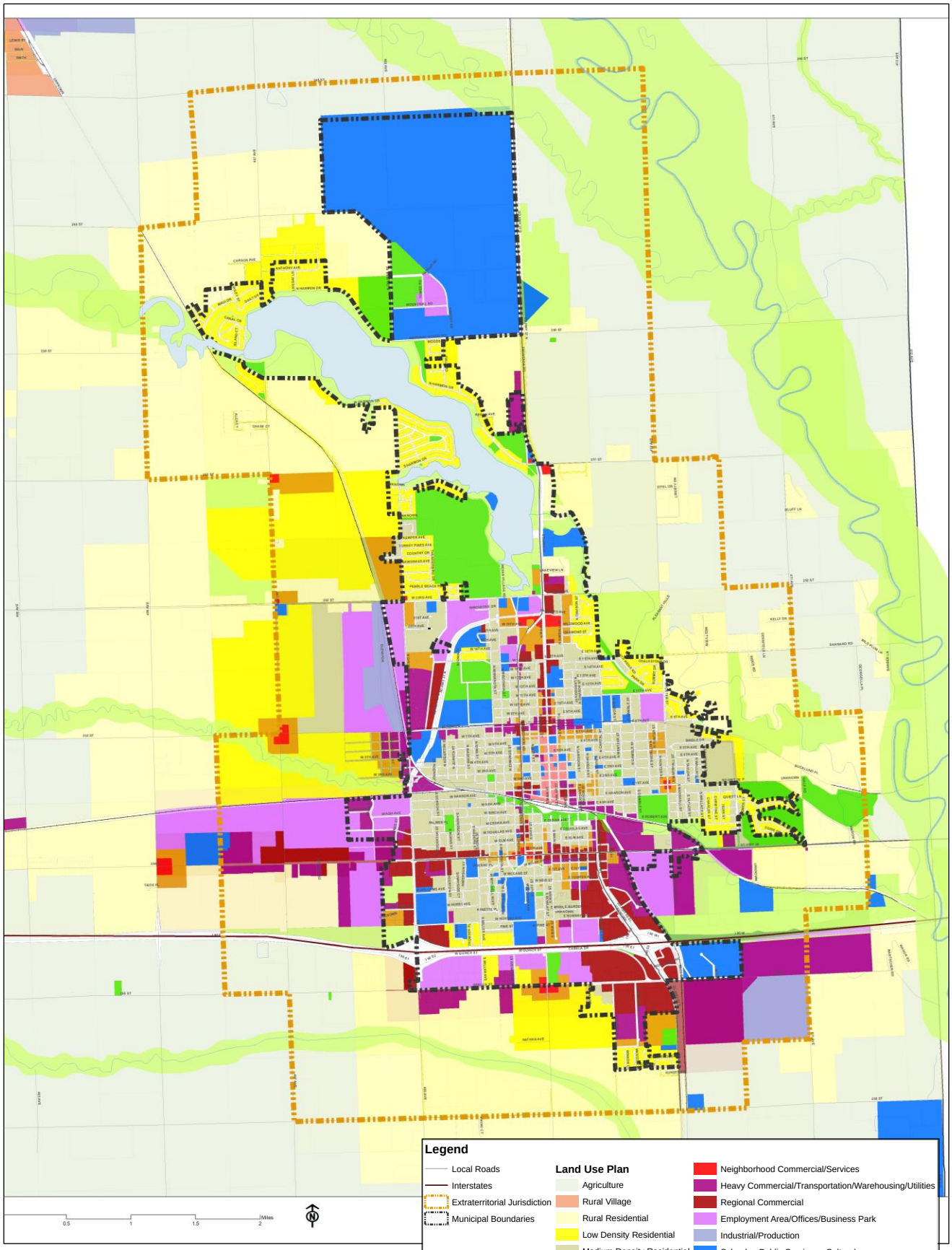
Conceptually, Mitchell's urban form may expand to the west over the long term to accommodate new neighborhoods and employment areas. Meanwhile, areas within the city boundaries are ripe for preservation. Some neighborhoods surrounding downtown are in need of housing rehabilitation, as shown by the bright yellow blocks on **Figure 11.10.** Other places at key intersections are potential areas for "reimagining" a new vision for mixed use neighborhoods. The intersection of North Main Street and the SD Hwy 37 bypass (the "Shopko" area) is a good example of this concept. The Forward 2040 Vision Report for Mitchell suggests incorporating a neighborhood approach to community planning. This can be implemented through the distribution of "service nodes" throughout the community, as shown by the red points in **Figure 11.10**. The service nodes can act as social condensers for the immediate neighborhoods; meeting the daily needs of residents in the neighborhood (eating, personal services, convenience stores, telecommuting centers, etc.). Because health care and education are noted as significant employment centers in Mitchell, the areas surrounding the Dakota Wesleyan and Mitchell Technical College campuses and the Avera Grassland campus in southern Mitchell could be developed into a broader "innovation district." Leading-edge anchor institutions and companies could cluster and connect with start-ups, business incubators and accelerators. They are also physically compact and technically-wired and offer mixed-use housing, office, and retail. This potential district is marked by the orange circles in **Figure 11.10**. The blue symbols in **Figure 11.10** mark strategic "community gateways" in Mitchell. Community gateways may be landscaped sign installations that announce to motorists that they are entering a community or a specific neighborhood. Gateways can help visitors with wayfinding in town as well as contribute to Mitchell's sense of place.

Figure 11.10: Land Use Design Policies, Mitchell



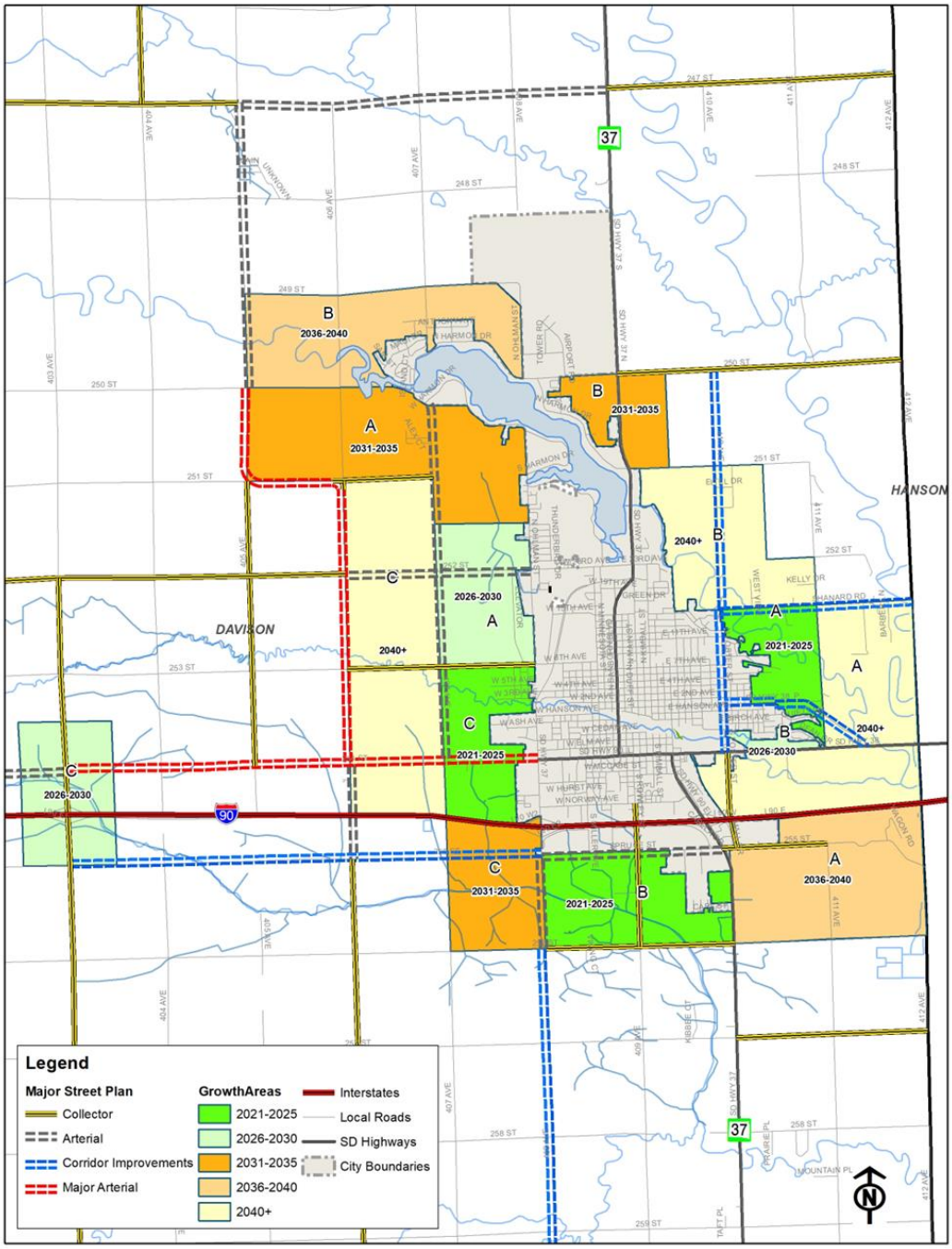
The perimeter of Mitchell is dedicated to parks and low density housing. The land immediately surround Mitchell is best suited for low density and rural housing, this area is called the Extraterritorial Jurisdiction (ETJ). The ETJ is primarily for zoning jurisdiction for the City of Mitchell. The City of Mitchell has the authority over City zoning, building permit process reviews, proper zoning uses, development requirements, water and sewer requirements, site or development drainage management requirements per City Ordinances within this area. Intense commercial and employment area located along 397th Avenue (Woonsocket Road), West Havens Avenue and Interstate 90. **Figure 11.11** illustrates the land use plan for Mitchell.

Figure 11.11: Future Land Use Plan, Mitchell Area



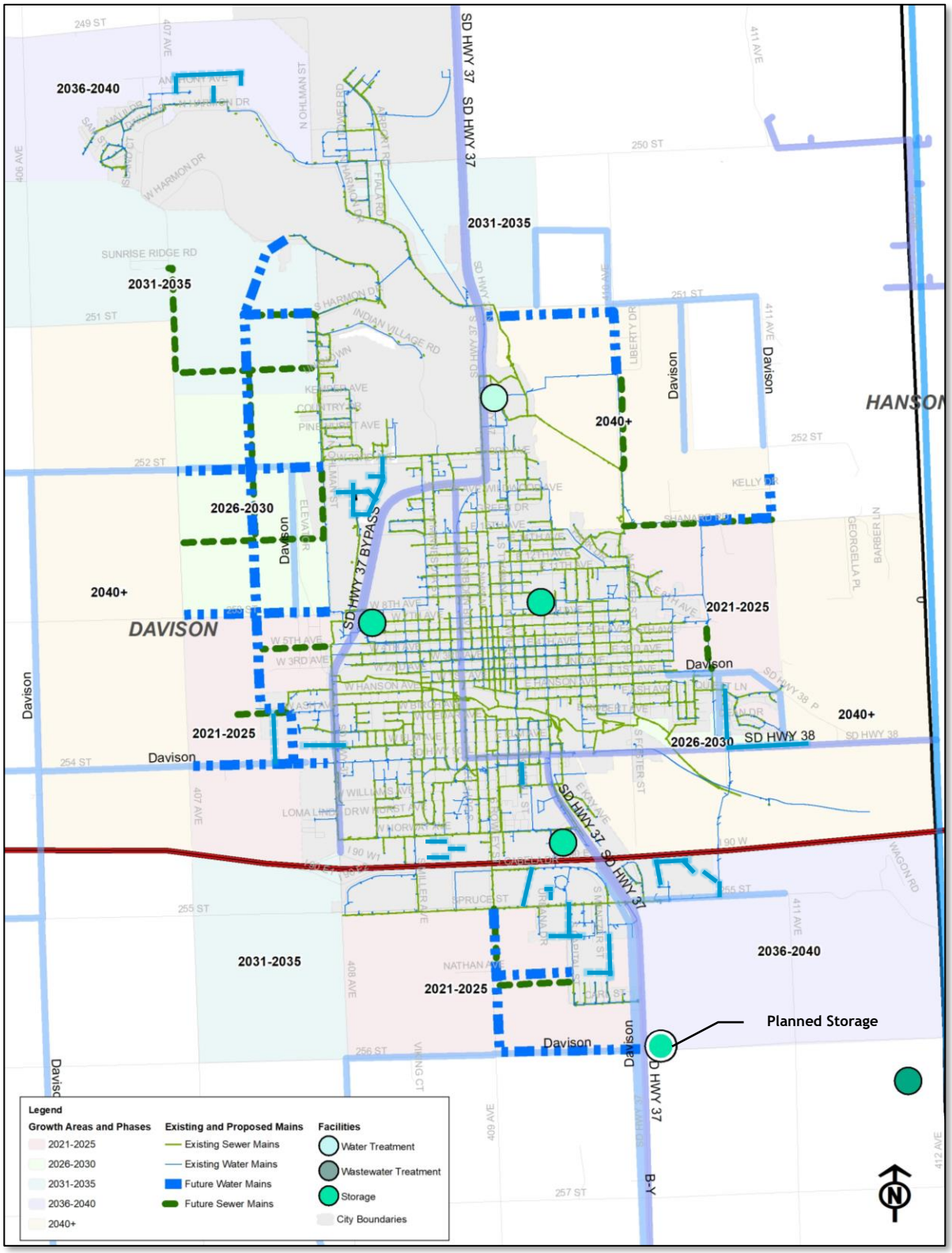
The major street plan for the Mitchell area as shown in **Figure 11.12** takes its cues from the Davison County Master Transportation Plan (HR Green, 2015). Priority routes within the county are primarily roadways identified as major collectors in the county roadway classification. These roadways support inter- and intra-county trips and typically carry the greatest traffic volumes amongst County jurisdiction roadways. These routes are well spaced to provide higher levels of mobility throughout the County and connect key destinations within Davison County. The major street plan for the Mitchell area differs slightly from the county's initial plan. Due to planned residential and economic growth west of Mitchell, 406th Avenue between 254th Street and 251st Street might be upgraded from a County Local road to a Major Arterial road. Also, 407th Avenue and 252nd Street would require upgrades to arterial designation as growth occurs west of Mitchell. If significant economic development happens along 254th Street ("Old Highway 16") between Mitchell and Betts Road, the road should be designated as a Major Arterial. including the cities of Ethan, Mitchell, and Mount Vernon. They also support economic generators like the ethanol plant near Loomis and the Spruce Street corridor.

Figure 11.12: Mitchell Area Major Street Plan



In a distribution system as large as the size of Mitchell's, it is important to analyze areas of future development and how these areas impact the distribution system as a whole. Engineers at Schmucker, Paul, Nohr Associates (SPN) and City staff identified multiple areas for future commercial and residential development. **Figure 11.13** illustrates the areas identified in SPN's report (2016) plus major infrastructure improvements needed to serve long term growth.

Figure 11.13: Mitchell Area Major Infrastructure Plan



Urban Growth and Development Concepts

Reimagined Neighborhoods

Redevelopment occurs when real estate in a neighborhood or city is enhanced through new construction on previously occupied land or through substantial renovation of existing structures. Frequently the process begins with demolition of a building or several buildings that the developer perceives as obsolete, or too expensive or complicated to rehabilitate.

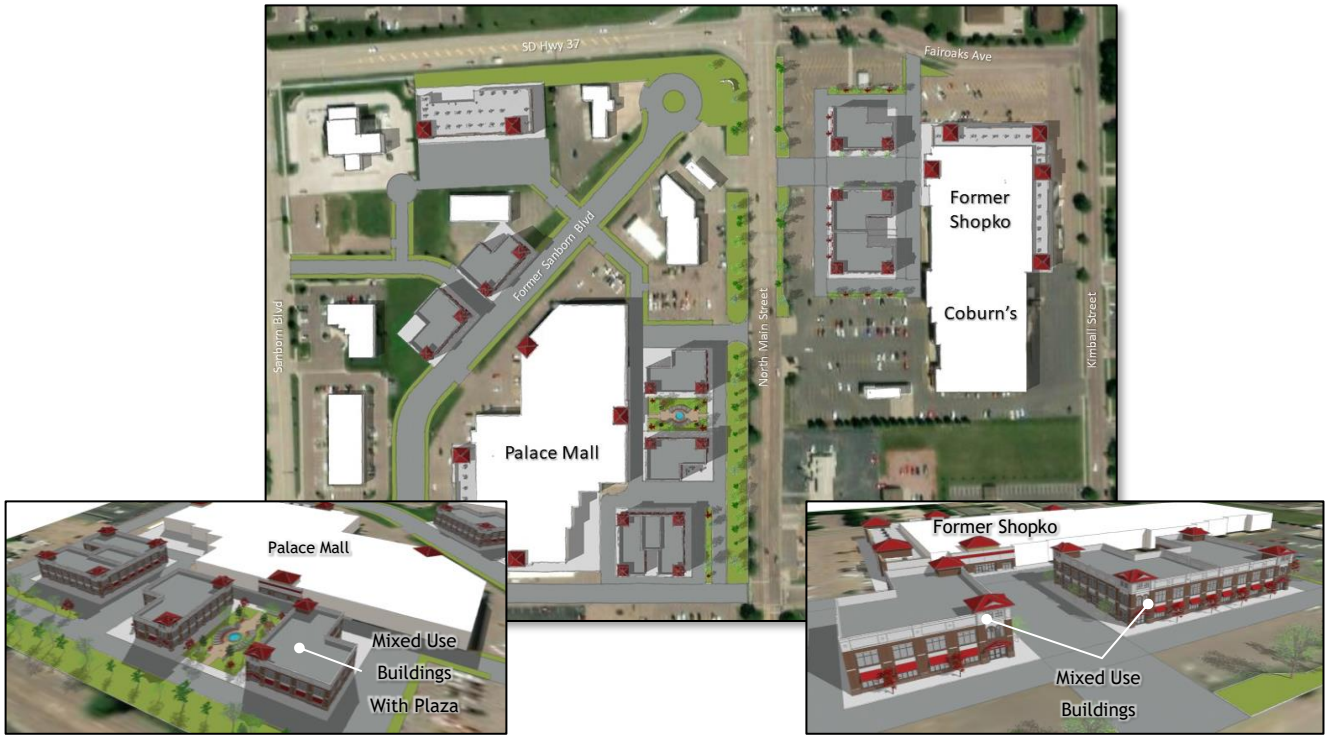
Redevelopment might mean a new mixed-use project involving demolition of obsolete buildings or vacant and underutilized land. Such projects reduce traffic congestion and give the neighborhood a boost.

Larger developments may include one or more anchor tenants, the most common being a grocery store. A chain drug store or even a smaller version of what is typically a big box, such as a Target or Walmart, might be included in the largest of this type.

There are several reasons for the decline of commercial strips:

1. Revenue in strip centers in many parts of the U.S. are decreasing not only because of traffic congestion, but also because of changing shopping habits. The major shift toward online shopping is a huge obstacle to physical retail space.
2. Recent recessions also weeded out many of the retailers who had occupied strip center spaces. This included both failed national or regional chain stores and local mom and pop stores that once were successful. Add in the pandemic problems, and demand for space is fairly low.
3. Overbuilding of such space also is another factor in the over-supply that is clear to both citizen and professional observers in most areas. There may be five to six times of retail space as is needed.
4. Larger retailers and fast food chains now have some experience with alternative layouts and facades that are more compatible with traditional settings. They often occupy outlots on the edges of larger strip centers. If people prefer to live in or near core neighborhoods, the anchor retailers may not be as motivated to remain in edge locations in their current configurations.
5. Personal tastes and community preferences are slowly changing, with people realizing that a large expanse of parking lot does not contribute to a community's appearance. The four rows of parking in front of the typical small strip shopping center may have worked in the past, but customers are demanding better performance and design.

Strip mall redevelopment should be on the agenda for most local governments. Strip retail centers oriented primarily parallel to major streets or highways are the ultimate in automobile-oriented retailing. Strip shopping centers may consist of a series of small convenience retail storefronts. A good example of a strip retail center as a candidate for redevelopment is the former Shopko store on North Main Street in Mitchell. The images below depict how the Shopko and Palace Mall area could be redeveloped into a vibrant, mixed-use neighborhood.



Hospital Oriented Development (HOD) and Innovation Districts[1]

Compact, mixed-use, walkable communities have been transforming development in the Unites States over the past 30-years. Transit-oriented development, innovation districts, university town centers, main street retail, "healthy communities," and revitalized downtowns are in high demand by office tenants seeking to attract the best employees; by residents desiring quality of life, by retailers seeking experiential settings, and by municipalities promoting economic development. But there is another community asset that cities and towns have most often failed to fully leverage that has the potential to further revolutionize land use - the hospital.

Hospitals are most often one of the largest employers in a community. Hospitals in South Dakota employ more than 30,000 people. The outsized impact of hospitals presents an outsized opportunity, but the typical hospital and accompanying land use policies fail to leverage the unique characteristics of this valuable asset. We can leverage this asset to be an even greater economic engine, to attract the best employees, to increase real estate value and tax revenue, to improve quality of life, and even to improve the health of the community.

Hospitals operate 24-hours per day, 365-days per year. Most often, they are located in a confusing grouping of buildings surrounded by parking. Hospitals in a suburban setting are typically set in a sea of surface parking or surrounded by parking garages resulting in isolation, reminiscent of the dying suburban office park. While some hospitals in urban settings may be located close to amenities, they are most often surrounded by parking garages, sometimes gated off from the community, or have buildings configured with blank walls facing the community. Since most employees commute, parking is in high demand and shift changes result in significant peak traffic. Employees and visitors have limited dining options or opportunities to take a meaningful break from what is an emotionally taxing environment and/or event.

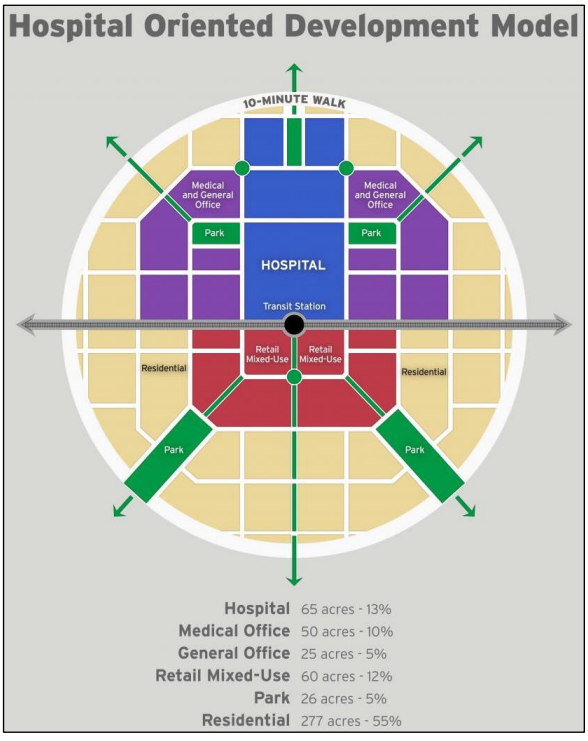
In addition, there is an ongoing shortage of nurses, physicians, and healthcare technicians. An aging population will result in the projected need to hire 2.3 million new healthcare workers by 2025, resulting in even greater competition. Hospitals employ the full range of workers from low skilled workers to highly educated professionals and the competition to acquire and retain employees is fierce. Quality of life is a key consideration for healthcare workers, but the hospital setting can be challenging.

The hospital-centered community model termed "Hospital Oriented Development" (HOD) has the potential to transform one of the largest sectors of our economy into an economic development engine, a dynamic and resilient real estate model, an ecologically sound community, and a health promoting environment.

In order to be effective, HOD must have a compact walkable form and a mix of diverse uses. The hospital serves as an anchor but must be accompanied by complementary and varied uses. Bringing mixed-income residential to allow all types of hospital employees to live near where they work and to walk to work promotes convenience, a healthy lifestyle, reduced stress, and reduced pollution.

Hospitals also have a synergy with general practitioner and specialist offices, as well as support functions. These and other office uses should be promoted to allow specialists who split their time between their office and the hospital to walk and reduce travel times. Retail uses should be present to support the day-to-day needs of a mixed-use community.

A representation of the HOD model with relative sizes and relationships of uses is described in the image at the right.



[1] Aulestia, E. (2020, October 19). *Is HOD the next TOD?* Public Square a CNU Journal. Retrieved April 15, 2021, from https://www.cnu.org/publicsquare/2020/10/19/hod-next-tod

An outline of the major components of an HOD model is listed below:

- **The Hospital** - The unique demands of hospitals are addressed. Approximately 50-acres is typical for a large hospital. The HOD model incorporates 50 acres, plus an additional 15-acres for long-term expansion. The hospital is centrally located and connects with a local street network to provide convenient access for employees, patients, and visitors.
- **Medical Office** - Hospitals generate demand for nearby medical and other office space. A large hospital can generate a need for over 50 acres of medical office buildings. The HOD locates medical office on two sides of the hospital in order to facilitate convenient walking and reduced parking requirements at the hospital.
- **Retail/Mixed-Use** - A retail trade area is much larger than the HOD, therefore restaurants and retail are located adjacent to a main thoroughfare, hospital, medical office, and residential neighborhoods in a highly walkable "main street" environment.
- **Residential** – Living spaces are located both in the retail mixed-use environment immediately adjacent to the hospital, as well as in single-use residential areas. All residential is within a 10-minute walk of the hospital or any other use. Types vary between rental and ownership and between multi-family and single-family.
- **Open space**. Open space is more than aesthetics and has been shown to promote physical activity, improved physical health, and improved mental health. The greater the amount and the closer the open space, the greater the benefit.
- **Walkability** - An interconnected grid street network links all uses and all open spaces.

An opportunity for hospital oriented development exists in Mitchell. With the expansion of Avera at its new Grasslands campus, the potential for the development of complementary uses and the major components of HODs is high. The following series of images illustrate how the HOD concept could be applied to Mitchell.

Grasslands Campus and Immediate Vicinity

Grasslands Campus and Surrounding Complementary Uses

Dakota Wesleyan Campus with Research Facilities and Student Housing

Mitchell Planning Challenges and Opportunities

The following economic issues will be addressed by the Mitchell over the next 10 years.

Continued population growth, especially among higher service "dependent" groups;
Continued population growth adjoining or abutting the City of Mitchell;
Promoting economic diversification;
Taking advantage of local educational institutions;
Maintaining a manufacturing base in an era of increasing global competition;
Creating an economic environment that encourages entrepreneurship;
Minimizing the cyclic impacts of agricultural production fluctuations;
Building value-added agricultural facilities in ways that minimize land use and environmental conflicts;
Landuse conflicts between rural housing and agricultural operations;
Maintaining a range of affordable housing options, including site built, and manufactured homes;
The utilization of housing lots with access to existing infrastructure; and
Housing development partnerships with outside agencies.

Assumptions

1) The connections between local economic output and global market factors will increase over time.
2) The internet's influence over consumer buying habits will grow.
3) Up to date broadband capacities will be an expectation, not a luxury in conducting business.
4) Population trends in smaller towns may be altered by one positive or negative event, such as a business expansion or closing.
5) Area workforce demands will influence the growth of minority populations.
6) Distance, cost, and expertise specialties are significant variables in personal decisions associated with social and medical services.
7) Home ownership will continue to be a primary vehicle for personal wealth creation and economic wellbeing.
8) Affordable/workforce housing is a key element in retaining or attracting quality employees.
9) The cost of housing development, utilizing lots with pre-existing utilities, should be less than installing water, sewer, and roads on undeveloped land.

Policy Options

The Mitchell City Council could consider the following options in response to the issues.

1) Maintain local interaction with Mitchell Area Development Corporation, Dakota Heartland Development Association and other entities focused on business development;
2) Encourage development projects that take advantage of existing industrial and commercial areas and infrastructure;
3) Protect the quality of life for Mitchell residents and encourage growth in the agriculture, manufacturing, health care, and education industries by maintaining best management practices;
4) Target available resources to projects that have the greatest potential for job creation and/or private investment;
5) Involve the public early in the process of evaluating economic development project impacts;
6) Expand the Extraterritorial Jurisdiction to facilitate the growth of the City of Mitchell.
7) Establish regulations or ordinances that minimize land use conflicts.
8) Assist in facilitating continued development of local tourism and recreational opportunities.
9) Encourage development proposals that build upon or complement health care or social services;
10) Consider accessibility and workforce factors in evaluating development proposals; and
11) Recognize the importance of recreation amenities in retaining and attracting young professionals and other employees.
12) Housing should be developed in locations that minimize potential environmental, transportation, and land use conflicts;
13) Existing housing lots should be a development priority;
14) The availability of public services and public safety should be considered in evaluating housing proposals;
15) Affordable housing opportunities should be encouraged; and

Vision, Goals, and Objectives

CHAPTER 12

Davison County Comprehensive Plan
DAVISON COUNTY PLANNING PARTNERSHIP | 2021-2040

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.

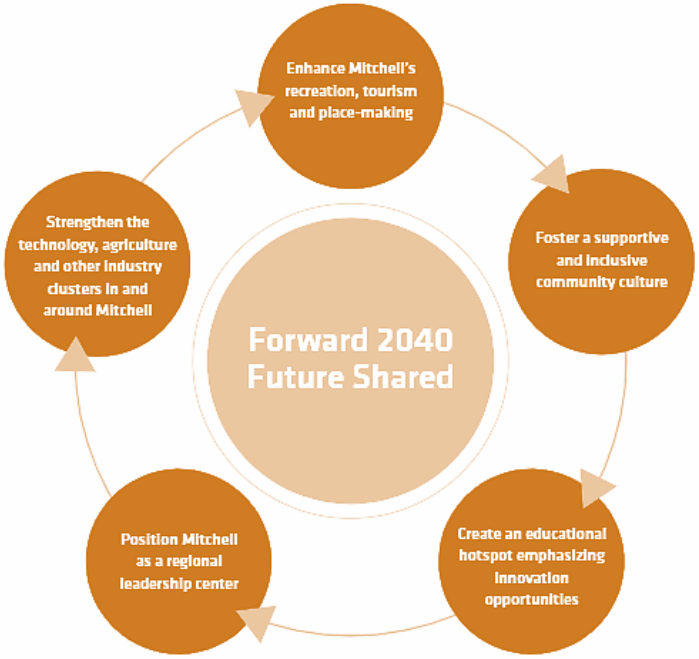
Commercial uses should be allowed in the agricultural areas as a convenience to highway users. Appropriate locations include interstate interchanges and the intersections of high traffic volume roads. Development should occur in compact patterns buffered from adjacent land uses. Driveway approaches should 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 MTC 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 College (MTC), 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 Michell 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 (MTC)

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 MTC
- Promote degree completion programs for MHS, DWU and MTC 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 (MTC) 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 MTC 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 MTC 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 MTC

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 (MTC) 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 MTC'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 (MTC), 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 (MTC) 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 an '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

DAVISON COUNTY 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**
- **Municipal 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. Municipal Expansion Areas

Municipal 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. Municipal expansion areas are located adjacent or in close proximity to the municipal

areas. A portion of the land within municipal 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. Municipal 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 the towns in Davison County, particularly Mitchell, will expand during the planning period, with growth occurring within the municipal 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 municipal expansion. The intent is to maintain clearly defined urban areas within the county. Expansion areas around these municipalities should closely reflect future municipal boundaries.

On April 15, 1980, the Davison County Board of Commissioners approved a Resolution in accordance with SDCL 11-6-10 through 11-6-12.1, to relinquish zoning jurisdiction in a one-mile area around the City of Mitchell, referred to as the Extraterritorial Jurisdiction (ETJ) area. The reason was to adequately plan for orderly development through the issuance of building permits. At the time, Davison County was not zoned, nor did the county have a Planning & Zoning Department or Director. On October 4, 1988, the Davison County Board of Commissioners approved a Resolution identifying the legal description of the property located in the ETJ.

On April 30, 1996, the Davison County Board of Commissioners adopted a temporary Zoning Ordinance. On April 1, 1998, the Davison County Board of Commissioners adopted a permanent Zoning Ordinance. Since then, the Ordinance has been amended ten times; March 7, 2000, October 24, 2000, December 14, 2004, November 15, 2005, April 1, 2008, January 16, 2009, August 14, 2009, May 11, 2010, July 11, 2017, and June 8, 2021.

The Extraterritorial Jurisdiction is only for zoning, and does not include drainage, floodplain, septic systems, or any other matters the Davison County Planning & Zoning Office deals with on a daily basis in the rural area. These issues require a resident to coordinate with Davison County and the City of Mitchell on the same development, which may be conflicting. The intent of the Davison County Planning & Zoning Office in this comprehensive plan is to officially request a resolution to return the Extraterritorial Jurisdiction area to Davison County for Zoning purposes. If approved, the Davison County Zoning Ordinance would need to be amended. Specifically, the areas in the ETJ currently under City of Mitchell Zoning jurisdiction zoned as Urban Development, R4, Highway Business, TWC, Industrial, and Planned Unit Development would need to be identified in the Davison County Ordinance revision.

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

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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.

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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. County 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 MTC 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 (MTC)	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 MTC	Policy		X	
Promote degree completion programs for MHS, DWU and MTC 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 MTC 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 MTC	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 (MTC) 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 MTC'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 (MTC) 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 an '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		

RURAL DAVISON COUNTY NATURAL AND ENVIRONMENTAL ACTIONS				
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	

RURAL DAVISON COUNTY COMMUNITY FACILITIES ACTIONS				
Actions	**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

RURAL DAVISON COUNTY HOUSING ACTIONS				
Actions	**Type**	**Short**	**Medium**	**Long**
Housing should be developed in locations that minimize potential land use and environmental conflicts;	Policy	X		
Existing housing lots, whether they are located in rural areas (example: farmsteads) or within small communities should be a development priority;	Policy	X		
The provision of public services and public safety should be considered in evaluating housing proposals; and	Policy/ Capital		X	
Alternative housing development concepts, such as conservation subdivision design, should be encouraged.	Policy	X		

RURAL DAVISON COUNTY EDUCATION ACTIONS				
Actions	**Type**	**Short**	**Medium**	**Long**
Improve 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				
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;	Policy/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.