

ACKNOWLEDGEMENTS

The Comprehensive Plan is a compilation of effort by many people, organizations and government entities. This document expresses the great civic pride that exists in Walworth County. Through the preparation and adoption of this document, the governing officials of Walworth County have expressed their desire for orderly and efficient growth and development in the community and surrounding area.

County Commission

Commission Members: Scott Schilling, Jim Houck, David Siemon, Duane Martin, Kevin Holgard

Auditor: Rebecca Krein

Planning Commission

Board Members: Stanley Weiss, David Siemon, Jim Houck, Lyle Perman, Harley Overseth, Duane Karst

The Northeast Council of Governments prepared this document under the direction of the Walworth County Planning and Zoning Commission and the Walworth County Commission.

The Northeast Council of Governments assumes no responsibility for the contents of the Comprehensive Plan. Implementation and enforcement of the Plan is the responsibility of the Walworth County Commissioners.

RESOLUTION #

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR WALWORTH COUNTY, AS PROVIDED FOR IN SDCL 11-2

Whereas, Chapter 11-2-11 of South Dakota Codified Law has empowered the Planning Commission and County Commission of Walworth County to prepare a Comprehensive Plan for the development of the County; and

Whereas, the Walworth County Planning Commission has developed a Comprehensive Plan for the years 2016-2036, and has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the County Commission; and

Whereas, the Walworth County Commission received the recommendation of the Planning Commission and has held the required Public Hearing; and

Whereas, the adoption of the Comprehensive Plan would enhance the responsible development of Walworth County.

Now therefore, be it resolved by the Walworth County Commission, that the Comprehensive Plan for Walworth County for the years 2016-2036 be hereby adopted and effective upon 20 days after publication of this resolution.

Adopted this DAY of MONTH, 2016.

SIGNED:
Scott Schilling
Commission Chairman, Walworth County

ATTEST:
Rebecca Krein
Auditor, Walworth County

Publication Date: MONTH DAY, 2016

Effective Date: MONTH DAY, 2016

PART I INTRODUCTION

A. PURPOSE, AUTHORIZATION AND ADOPTION

1. Purpose of the Comprehensive Plan

There are three primary purposes of this document:

- 1) To address the planning requirements of state law while also providing a sound and logical basis for county growth management strategies; and
- 2) To provide some predictability about the potential land uses and timing of development so that both public and private sectors can make informed decisions in the area of real estate and capital investments.
- 3) To provide the planning commission and county commission with policies for future planning decisions and the methods and justification to control land use through zoning ordinances, the capital improvements program, and other enforcement controls.

2. Authorization Under State Law

Under 11-2-11 of South Dakota Codified Laws, the planning commission of a county is directed to prepare, or cause to be prepared a comprehensive plan for the county pursuant to South Dakota Codified Laws 11-2-12 which, shall be for the purpose of protecting and guiding the physical, social, economic, and environmental development of the county.

3. Development and Adoption

The Walworth County Commission has adopted this document in accordance with state law. In developing this Comprehensive Plan, the Walworth County Commissioners, Walworth County Planning and Zoning Commission and the Northeast Council of Governments used background research, detailed inventories and assessments, and discussion sessions at the County Planning and Zoning meetings and County Commission public hearings. The Comprehensive Plan is a general guideline and neither endorses nor prohibits development of a certain kind in a certain area. It is intended to guide the County in its implementation of zoning ordinances, capitol improvement plans and other related policies.

4. Area of Planning Jurisdiction

The governing body of any municipality may adopt the county's planning ordinances pursuant to SDCL 11-2-31, however the plan and ordinances are not binding until zoning or subdivision ordinances have been adopted by the

municipality in accordance with the plan. The enforcement of such ordinances shall be determined by subsequent agreements between counties and municipalities.

B. APPROPRIATE USE OF THE COMPREHENSIVE PLAN

South Dakota laws require that zoning districts and regulation must be in accordance with the Comprehensive Plan. It is the intent of this document to show the most appropriate use of land and policies to follow within the study area, based on the potential for growth and development of the county.

PART II: DESCRIPTION OF THE STUDY AREA

Walworth County is located in north central South Dakota, bounded on the north by Campbell County, on the east by Edmunds County, on the south by Potter County and on the west by the Missouri River, with Corson and Dewey Counties beyond the River. The county is comprised of six (6) incorporated communities (Akaska, Glenham, Java, Lowry, Mobridge and Selby) and Selby is the county seat.

There are several major highways that run through Walworth County: U.S. Highways 12 and 83 and South Dakota Highways 20, 47, 130, 144, 271 and 1804. Walworth County has a total land area of 708 square miles.

As of the 2010 Census, there were 5,438 people, 2,392 households, and 1,490 family households residing in the county. The population density was 7.7 people per square mile. There were 3,003 housing units with 2,392 occupied. The racial makeup of the county was 82.6% White, 14.3% Native American, .5% from other races, and 2.6% from two or more races. 0.7% of the population was Hispanic or Latino of any race.

There were 3,003 households out of which 23.4% had children under the age of 18 living with them, 49.2% were married couples living together, 8.9% had a female householder with no husband present, and 37.7% were non-families. The average household size was 2.21 and the average family size was 2.79.

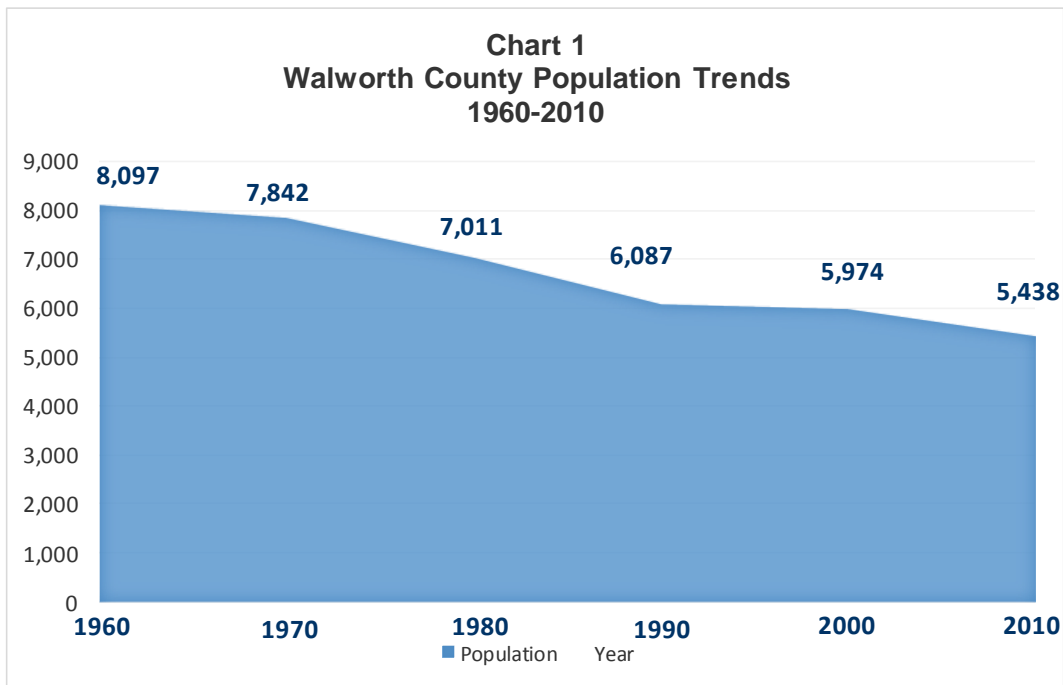
The 2014 American Community Survey Census lists the median household income for the County at \$42,643. The per capita income for the county was \$27,095. About 11.2% of the population was considered living below the poverty line. For the population under age 18 it is 10.6% and 16% for those who were 65 or older.

PART III: POPULATION AND HOUSING

A. POPULATION

The study of a county's population is an essential component in the development of a comprehensive land use plan. By understanding the makeup of its population, a county is then better prepared to plan for the future needs of its citizenry. The first section examines the population of Walworth County with respect to such factors as population growth, migration trends and age structure.

The population of the county is 5,438 (2010 Census). Chart 1 displays information on the population trends for Walworth County from 1960 to 2010. Walworth County has decreased in population by nearly thirty three (32.8) percent since 1960 (2,659 persons). Although the County has seen decreased population the declines have been smaller recently and based on 2014 census projections the county has increased population by 1.3% or (73 persons).



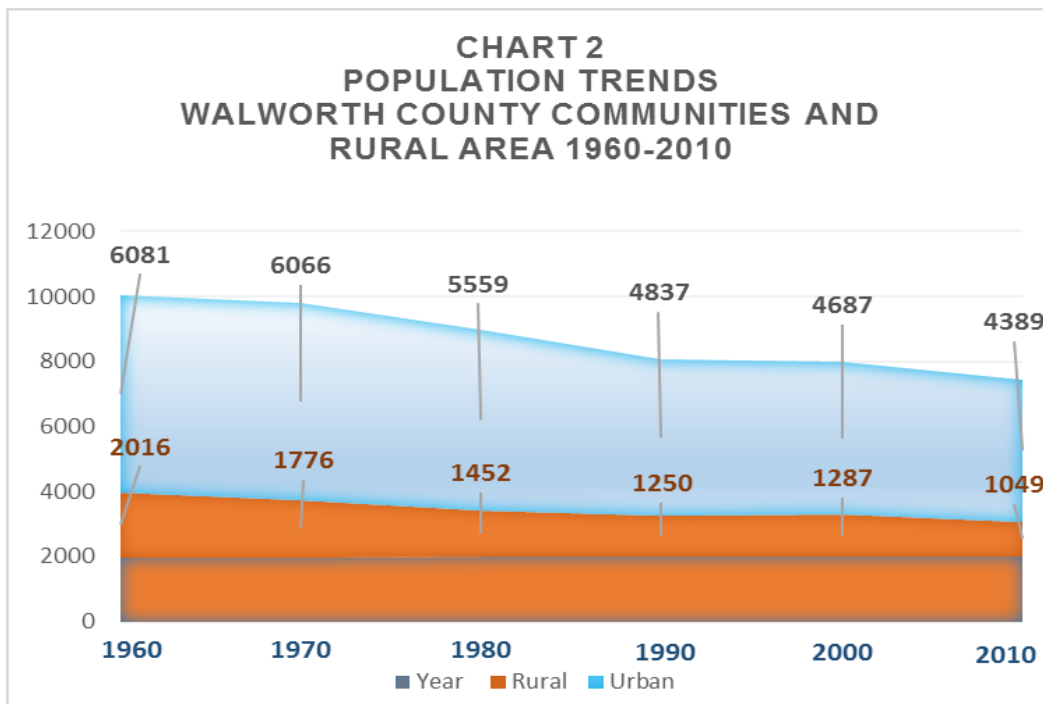
Sources for Chart 1 – US Bureau of Census of the Population 1960, 1970, 1980, 1990, 2000, and 2010.

Table 1 and Chart 2 detail Walworth County population trends by dividing the county into two (2) data subsets. They include the communities and the rural area. The population of the rural areas within Walworth County has declined since 1960 (-48%, 967 persons). The decline in rural area population for Walworth is not unique as many counties in South Dakota show a decline in this population base. The decline is directly related to the number of farms and the increase in average farm size in the county. Between 1992 and 2012 the number of farms in the County decreased by thirty two percent (-32%, 122 farms) from 378 to 256. During the same time the average size of a farm increased by forty six percent (46%) from 1,187 to 1,737 acres.

**TABLE 1
WALWORTH COUNTY
POPULATION HISTORY 1960-2010**

Census Year	Rural		Communities		Total County
	Population	% of Total	Population	% of Total	
1960	2,016	24.90%	6,081	75.10%	8,097
1970	1,776	22.65%	6,066	77.35%	7,842
1980	1,452	20.71%	5,559	79.29%	7,011
1990	1,250	20.54%	4,837	79.46%	6,087
2000	1,287	21.54%	4,687	78.46%	5,974
2010	1,049	19.29%	4,389	80.71%	5,438

* The communities population for 1960-2010 included Akaska, Glenham, Java, Lowry, Mobridge and Selby.



Sources for Table 1 and Chart 2 – US Bureau of Census of the Population 1960, 1970, 1980, 1990, 2000, and 2010.

The “communities” subset is defined to include Akaska, Glenham, Java, Lowry, Mobridge and Selby. Between 1960 and 2010 the population of the communities in Walworth County decreased by twenty eight (27.8) percent. The decrease in population is from all communities (except Akaska) and rural areas. However, Mobridge which serves as a regional hub within the county for employment and services saw declines at a much slower pace than the rest of the county and consequently is responsible for a larger share of the county population as of 2010.

TABLE 2
WALWORTH COUNTY POPULATION ANALYSIS
WALWORTH COUNTY COMMUNITIES, AND RURAL AREA PROPORTIONS

	Population 2000	Proportion of Walworth County 2000	Population 2010	Proportion of Walworth County 2010	Change in Proportion 2000-2010
Akaska	31	0.5%	42	0.8%	0.3%
Glenham	139	2.3%	105	1.9%	-0.4%
Java	197	3.3%	129	2.4%	-0.9%
Lowry	10	0.2%	6	0.1%	-0.1%
Mobridge	3574	59.8%	3465	63.7%	3.9%
Selby	736	12.3%	642	11.8%	-0.5%
Rural	1,287	21.5%	1,049	19.3%	-2.3%
Total	5,974		5,438		

Sources: US Bureau of the Census, Census of Population 2000, 2010.

Chart 3 shows the age distribution of Walworth County residents in 2000 and 2010. Several conclusions about the county's age distribution trends become apparent after reviewing the 2000 and 2010 Census age statistics. Analysis of this data exposes numerous trends.

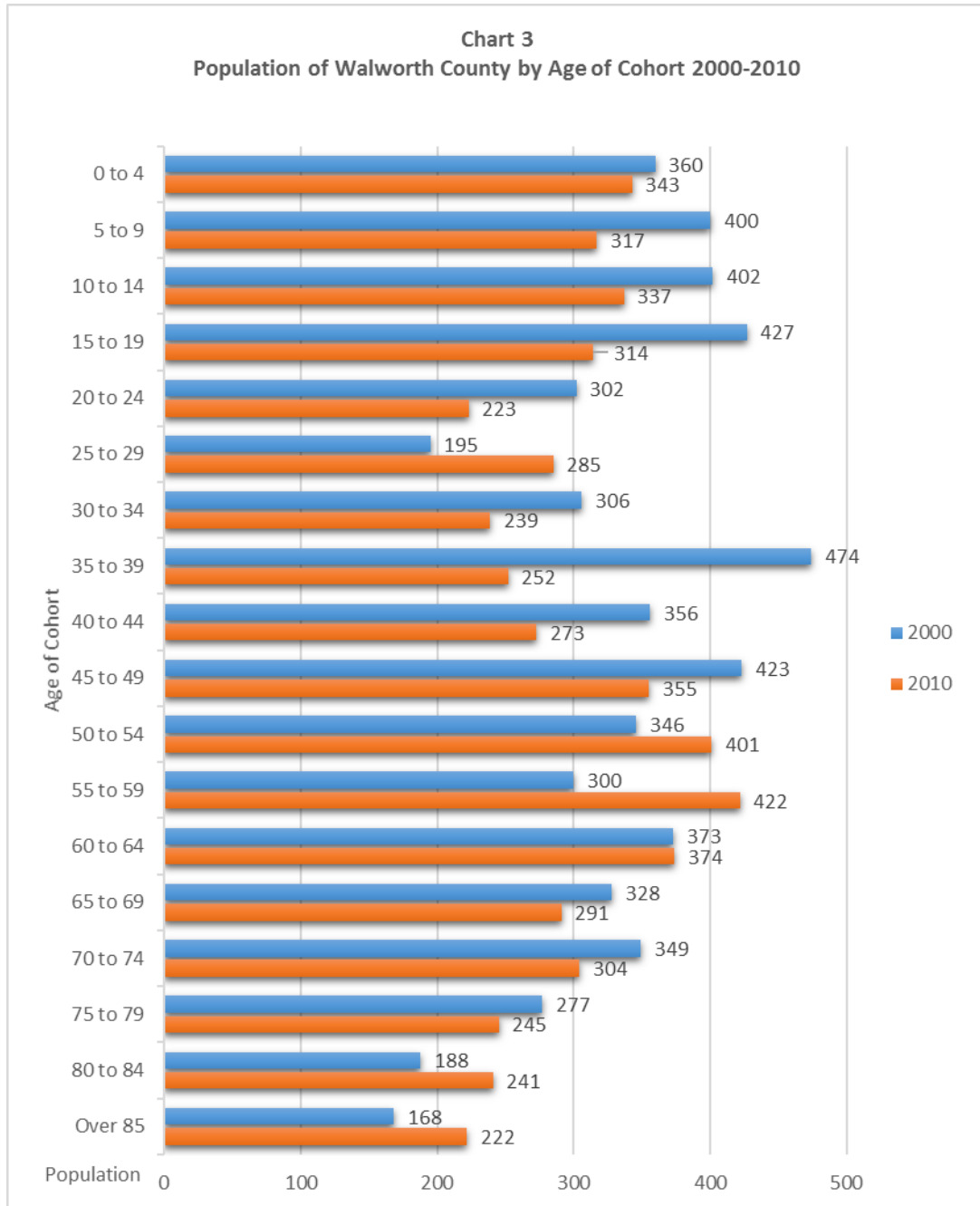
Between 2000 and 2010, the number of Walworth County's children age 0 to 17 decreased by 17.3 percent (252 individuals) from 1,456 to 1,204. For children of this age one statistic to look at is the county fertility ratio. Upon examination of the fertility ratio, (the number of children under the age of five compared to the number of women in their childbearing years, ages 15 to 44) one can see Walworth County's potential birthrate. The fertility ratio in 2010 was 4.3 births per 10 women ages 15 to 44 in 2010 compared to 3.6 births per 10 women in their childbearing years in 2000. The data shows that there were fewer women in their childbearing years in 2010 as opposed to 2000 however those women were proportionally having more children. Despite the increase in fertility rate, the number of individuals age 0 to 17 actually decreased by 252 individuals.

Numerous push-pull factors led to a complicated decrease in individuals between the ages of 20 and 44. The City of Mobridge continues to serve as a job center for Walworth County, however from a regional perspective this age group may be pulled to a larger regional hub. Another potential contributing factor is the lack of multiple post-secondary educational options in Walworth County. The County does have one post-secondary school in Sitting Bull College. Generally post-secondary institutions attract residents in their early to mid-twenties, it can be expected that many graduates leave Walworth County after graduation. Although the County experienced a decrease of 20 to 44 year olds for the previous decade, one age group within this range grew at a significant pace, 25-29 year olds. This group increased forty six (46) percent from 195 to 285.

The most significant increases in population occurred amongst 45 to 64 year olds over the past decade. The increase speaks to the ability of the county to attract and retain those individuals approaching the final years of their work career. This increase also

reflects the aging of rural communities nationally. This cohort includes baby-boom and baby bust era individuals. The population of individuals between the ages of 45 and 64 increased by nearly eight (7.6) percent (110 individuals) from 1,442 to 1,552 between 2000 and 2010. The most dramatic increase was amongst the 55 to 59 year old age group (755 individuals) which accounted for a seventy-one (40.6) percent increase.

The population of individuals over the age of 65 remained nearly the same over the past decade. The national trend of people living longer due to advances in the medical field affects this. However, regionally, the availability and quality of medical care has increased in Mobridge over the past decade. This has not only allowed its residents to live longer, but may have attracted residents from neighboring counties that lack the quality of healthcare provided. The overall population of residents in Walworth County over the age of 65 decreased by seven (7 individuals) between 2000 and 2010. The age groups above 80 years old experienced a population increase over the past decade and those between 65 and 79 years old decreased.

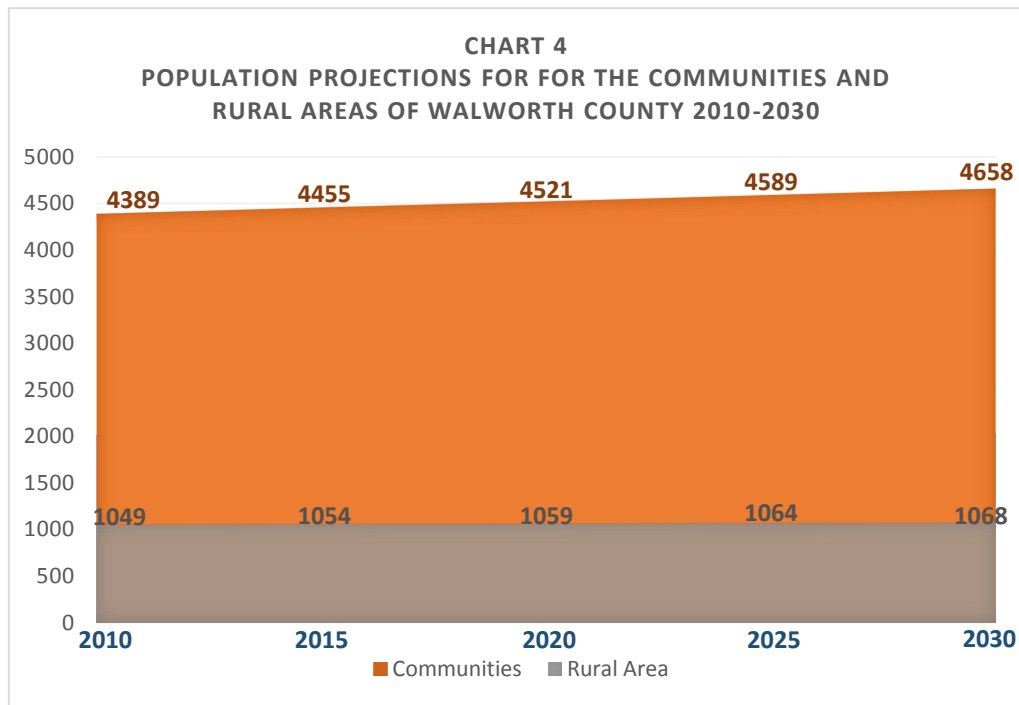


Source: US Bureau of the Census, Census of the Population 2000, 2010

All of the communities and rural area have the potential to contribute to the county's future population base. Table 3 and Chart 4 exhibit population projections for Walworth County. The population projections were based on recent decennial census numbers and local observations. It should be noted that the population projections set forth here are not definite statements of the future but are dependent upon the actions taken by the local citizens and government.

**TABLE 3
WALWORTH COUNTY POPULATION PROJECTIONS
MUNICIPALITIES AND RURAL AREA 2010 – 2030**

	2010	2015	2020	2025	2030
Akaska	42	45	48	51	54
Glenham	105	101	97	93	89
Java	129	124	119	114	109
Lowry	6	5	4	3	2
Mobridge	3,465	3,534	3,605	3,677	3,751
Selby	642	645	648	651	654
Rural	1,049	1,054	1,059	1,064	1,068
Total Population	5,438	5,509	5,580	5,653	5,726



B. HOUSING

The number of housing units in the unincorporated areas of Walworth County totaled five hundred and seventy eight (578) in 2010. Between 2010 and 2015 there were twenty-five (25) residences either constructed or moved-in into the rural area of the county (Table 4). The rural housing stock is comprised almost entirely of single-family residences. Approximately sixty-six (66) percent of the new residential construction within the county over the last six (6) years has been on site stick-built construction.

Vacant/other housing units include units for sale, for rent and other vacant status.

	2000	2010	2010 Occupied	2010 Seasonal or Recreational	2010 Vacant/Other
Akaska	188	172	21	150	1
Glenham	69	67	55	7	5
Java	133	119	69	17	33
Lowry	6	6	3	-	3
Mobridge	1,808	1,727	1,514	34	179
Selby	335	334	300	3	31
Rural	605	578	430	66	82
Walworth	3,144	3,003	2,392	277	334

**TABLE 4
RESIDENTIAL BUILDING PERMITS BY TYPE
RURAL WALWORTH COUNTY 2010-2015**

	Units Constructed 2010 through 2015
Stick built	25
Manufactured, Mobile Home or Other	10
Total	35

Twenty-eight (28) percent (7 residences) of the residential building permits between 2010 and 2015 were located at New Evarts. The remaining building permits were located throughout the rest of the County.

Residential construction is expected to continue at a pace consistent with recent trends. Since 2010 Walworth County has, on average, issued nearly six (6) building permits for residences per year. Since 2000, Walworth County has issued an average of nearly three (3) building permits per year. Residential development is often related to regional economic conditions, mortgage interest rates, zoning requirements and/or lack of supply of developable lots. Based upon the future land use policies within this plan, county residents will still continue to have the choice of either an urban, small town, or rural lifestyle.

PART IV: TRANSPORTATION

A. Transportation

A well-conceived transportation system is one of the most important features of a comprehensive land use plan. The transportation plan attempts to program road and street use to prevent congested and unsafe street design. Through long-term planning of designated street types, new developments can be coordinated and potential problems minimized.

County Transportation System

Walworth County's transportation system is generally laid in a one-mile rectilinear grid system with a majority of the roads having sixty-six (66) foot right-of-ways. The public right-of-ways for County, State and Federal Highways with a bituminous or concrete surface generally exceed sixty-six (66) feet in right-of-way. The County highway system represents the largest road system within the county.

Street Classification

Roads within the county support diverse volumes of traffic. Thus, before a transportation plan can be implemented, the determination and development of the County's existing road system according to classification must be undertaken. The development of these classifications will be specifically related to the function that the road is expected to perform. Developmental expectations are dependent upon the varying amount and type of traffic.

The following generally recognized hierarchy of road classifications would be used to assist in the development of intermediate and long range transportation needs.

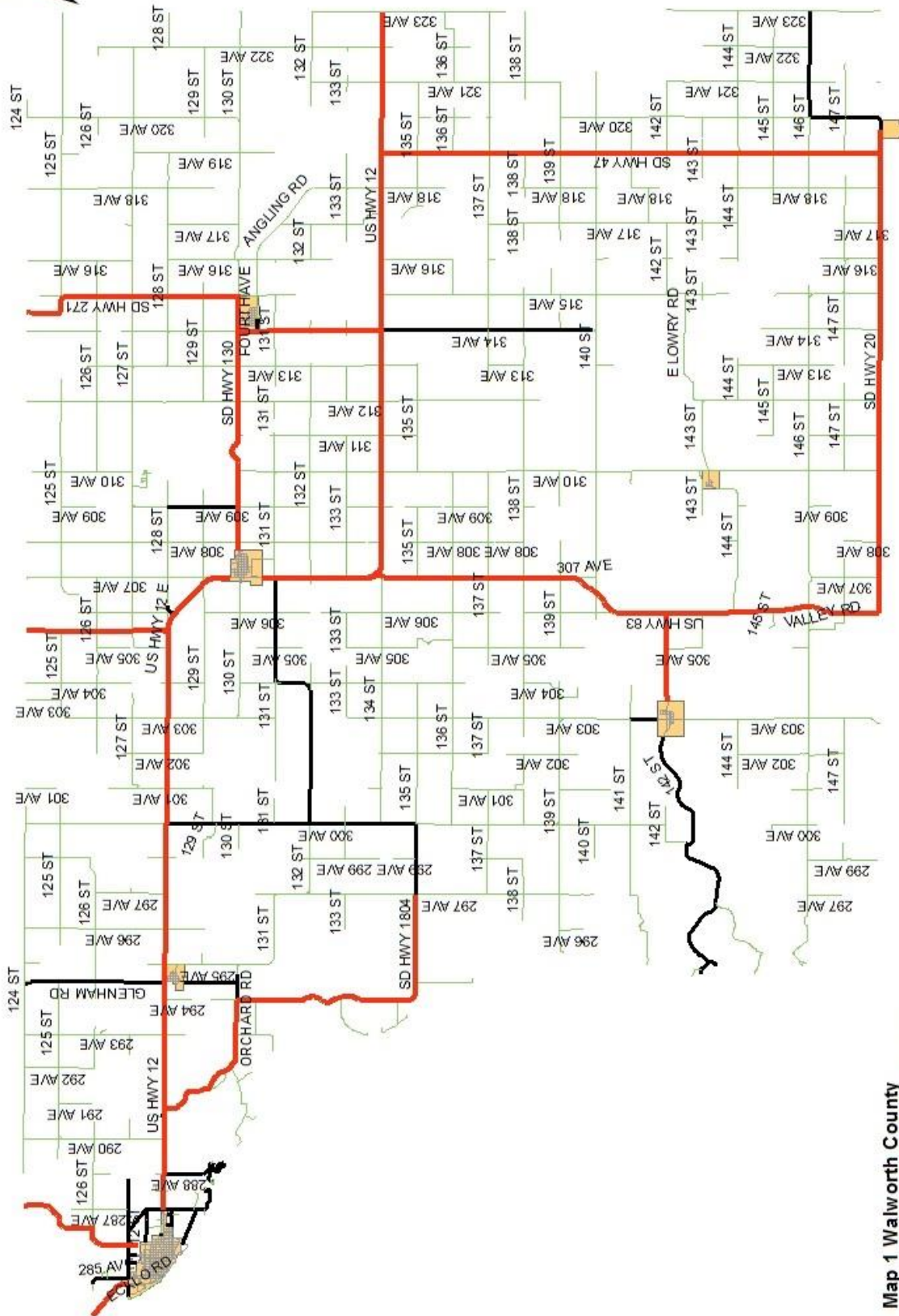
Arterials – Arterial streets serve as primary circulation routes. These roads generally carry the majority of traffic volume within the county. Their basic function is to facilitate movement of medium and long distance, high-speed traffic between regions and communities with a minimum of impediments. Since arterials serve for traffic movement between regions and sub areas, all direct access to abutting property should be restricted. Further, parallel service roads should be added, where appropriate, to maintain traffic carrying capabilities of the thoroughfare. US Highways 12 and 83, and South Dakota Highways 20, 47, 130, 144, 271 and 1804 are considered arterials.

Collectors - form an intermediate category between arterial and local roads. Collectors serve as a link between arterial and local roads by "collecting" traffic from local roads and transferring it to arterial roads. Collectors may further be classified into major and minor collector categories. Presently, the Walworth County paved Highway System serves as major collectors with the County gravel and township gravel highway systems acting as minor collectors.

Local Streets - primarily provide access to abutting properties. They are not designed to carry large amounts of through traffic and are primarily characterized by short trip length and low traffic flow.

Major Street Plan

The Major Street Plan shown on Map 1 (page 15) classifies roads as arterial, collector, or local. The plan is designed to effectively move traffic through the county and between major attraction points.



PART V: PARKS AND OPEN SPACES

Walworth County has four State Parks located within the County: Lake Hiddenwood (5 miles NE of Selby), Indian Creek (2 miles SE of Mobridge), Revheim Bay (1 miles SE of Mobridge) and Swan Creek (9 miles W of Akaska). These State Parks offer a variety of amenities that include campsites, access to excellent fishing waters, swimming beaches, hiking trails, playgrounds, and comfort station with showers.

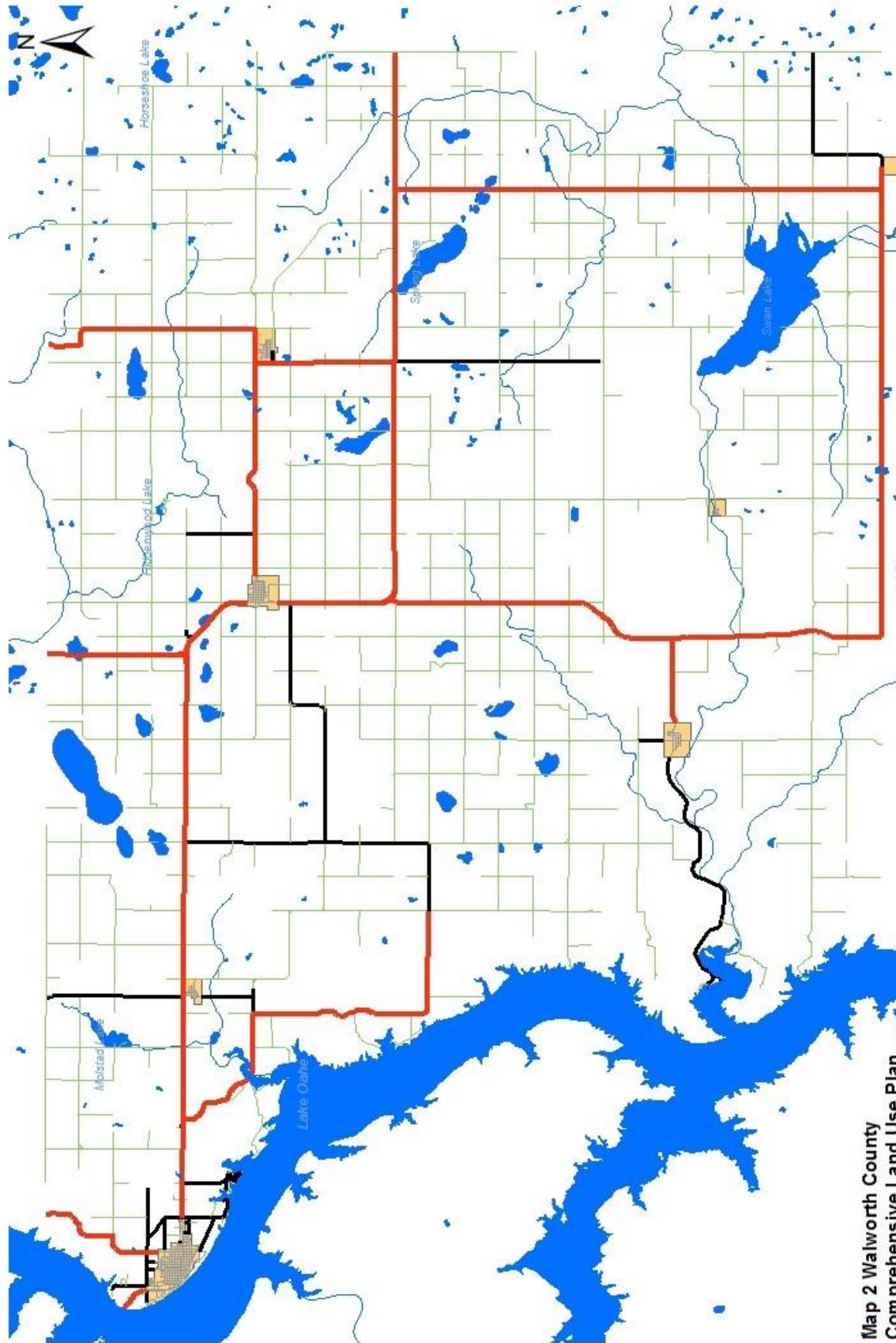
There are currently no county parks located in Walworth County and no parks are planned. All future parks should be planned as a part of each Community Park and open space plan. All incorporated communities located in Walworth County have a park within city limits that provides for various recreational opportunities and open space.

Walworth County also has many federal and state game production areas. Open space is an important aspect in Walworth County. To maintain the environmental balance in the county, certain areas should be preserved to their natural state. Such areas include waterfowl protection areas, state game production areas, aquifer protection areas, floodplain protection areas and agricultural areas.

PART VI: ENVIRONMENTAL CONSTRAINTS

Some soil in Walworth County has severe limitations for development. Development should be limited due to the environmental constraints such as high water, poor drainage, and unstable soils. Poor surface drainage causes storm drainage and road maintenance problems, while the high water creates problems with basement sumps and septic tank drain fields.

A map showing water cover in Walworth County is shown on Map 2 (see page 18) Environmental Constraints. This map is designed to act as a planning reference tool; it is not designed to act as a site specific resource. It is primarily meant to illustrate the aforementioned features and in no way eliminates the need for onsite investigation.



**Map 2 Walworth County
Comprehensive Land Use Plan
Environmental Constraints**

- Arterials
- Collectors
- Local
- Streets in City Limits
- Water Cover
- City Limit Boundary

PART VII: EXISTING LAND USE

Existing Land Use

Where and how a county will develop is influenced by the usage of the county's existing land resources. In order for a future plan to properly develop, an understanding of the existing types of land use within the county is necessary. Existing land development was categorized into one (1) of three (3) general classifications.

The first land use category consists of incorporated municipalities. Within Walworth County there are six (6) incorporated communities. They include Akaska, Glenham, Java, Lowry, Mobridge, and Selby. For the purpose of the Plan, individual land uses and available infrastructure within these communities will not be reviewed.

The second land use category includes the unincorporated communities and developed lakes. New Evarts and Sarah Sue addition are the two areas that fall into this category in Walworth County. Walworth County has also assigned a "Lake Park" zoning designation for the regulation of any additional lake park districts.

The third land use category includes the unincorporated areas of the county. By area, this is the largest land use category within the county. Agricultural activities are the primary uses in this category. Also within this category there are individual farm and non-farm residences, public/quasi-public uses, conservation/recreation areas, commercial and industrial uses, and aggregate mining.

The primary focus of this plan will deal with the management of development within the second and third land use categories.

PART VIII: PLANNING POLICY FRAMEWORK

Walworth County has adopted this Comprehensive Plan to provide a framework for specific future land-use and growth management policies and recommendations. It is designed to be a dynamic and flexible process to accommodate the changing needs of a rural and urban population, yet steady enough to allow for reasonable, long-term investment strategies by both public and private sectors.

A. GROWTH MANAGEMENT STRATEGY

The following goals and guiding policies should provide direction to Walworth County's decision-making process on an ongoing basis. These Objectives and Policy Guidelines together with the current Zoning Map and Major Street Plan, form the Comprehensive Plan for Walworth County. Walworth County Future Land Use includes the following planned areas as described in the Planning Policy Framework:

1. Transition Area
2. Rural Area

Within each area, specific future land uses are identified to be followed as a part of the implementation process of Walworth County.

B. TRANSITION AREA GUIDELINES

The area of urban development consists of lands along the urban fringe where new development will occur through the year 2036 and the area where there is greatest potential for rural and urban conflicts. The area within one half mile of an incorporated municipality is designated for Future Land Use as a "Transition Area." Development is expected to occur in this area during the planning period. The intent is to maintain clearly defined urban areas within the county. The following are policy guidelines through which the cities of Akaska, Glenham, Java, Lowry, Selby and Walworth County can promote orderly and attractive growth of their future urban area.

The City of Mobridge has exercised its territorial extent of powers for 3 miles beyond the city limits. Although Walworth County has zoning for this area, Walworth County defers all zoning issues within this area to the City of Mobridge.

Guiding policy: Allow municipalities to plan for expansion within a clearly defined urban area.

1. Each community will decide land use issues.
2. Encourage annexation and municipal utility extensions of all new development.
3. To provide for orderly, efficient and economical development.

4. Discourage leapfrog development on land which cannot be economically provided with public services and facilities.
5. To maintain a distinction between rural areas and the cities and to preserve and enhance community identity.
6. To support and encourage growth of the county's economic base and promote the expansion of job opportunities.
7. Encourage a pattern of development in transition areas which can be integrated into municipal planning areas without the need for costly and inefficient post development construction of public infrastructure expenditures.
8. Encourage new residential construction to locate on previously platted lots and other parcels which already qualify as building sites.

C. RURAL AREA GUIDING POLICIES

All areas located outside one half mile of a municipality is designated a "Rural Area" for Future Land Use and is projected to continue as an agriculturally dominated area. Both city residents and the farming community have a fundamental interest in preventing scattered and haphazard development patterns in this area. The limitation of future urban and rural conflicts is important to all citizens quality of life. Conflicts to be mitigated include increased noise, traffic, flooding and erosion from storm drainage, road maintenance concerns, odors and groundwater pollution from septic systems.

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

In addition, Religious farming communities present unique challenges to the zoning ordinance. These communities rely on agricultural activities as the primary economic driver, and thus the use is compatible with most agricultural uses. In many cases religious farming communities include Concentrated Animal Feeding Operations (CAFO's) as a component of the agricultural operation. The county has adopted policies and regulations specifically regulating CAFO's, there for application for CAFO's at the location of a religious farming community are to be separate from the application to operate a religious farming community.

Based upon constraints in providing adequate services (emergency and public utility) to high densities of rural populations and stress on rural roads, Walworth County has an interest in regulating the density of development in the unincorporated areas of the county. However, religious farming communities are characterized by numerous farm owners, workers, their families, and some that provide ancillary services to live on site. The number of dwellings required on the same legal description directly conflicts with the density requirements of the unincorporated areas of Walworth County.

It is important to note that Walworth County does not discourage religious farming communities. At the same time, the county has adopted regulations for high density development not associated with agricultural activities. A case by case review of applications for religious farming communities will reveal whether those rules for higher density residential development apply in the case of each individual application for a religious farming community.

GUIDING POLICIES: Preserve the rural area for agricultural production and open space.

1. Every effort should be made to cluster the residential uses and preserve the remaining area to agricultural activities and open space.
2. Allow higher density residential (2-acre) development if the following standards are complied with:
 - a) Septic tank installation
 - b) Private road agreements
 - c) Rural water system agreements
 - d) Low public road impacts (located adjacent to paved roads)
 - e) No adverse environmental impacts
 - f) No impacts to farming community (i.e. location to animal confinements)
 - g) Agreements to right-to-farm of all residents
3. Limit commercial and industrial development in rural area. Allow the siting of agri-business activities at appropriate locations in rural area.
4. Limit construction on sites, which are environmentally unsuited for buildings or septic systems, limiting residential re-zonings, or providing a sewage treatment system.
5. Require that all septic tank installers show proof of licensure and certification through the State of South Dakota to ensure proper installation of on-site septic tanks.
6. Provide public services and facilities at a level sufficient to meet the needs of low-density agricultural population only.
7. Maintain an addressing system to create consistency for safety and convenience of businesses, visitors and local citizens.
8. Locate commercial uses for major highway interchanges. Such uses should be developed in a nodal pattern and geared to the support of highway users.
9. Discourage strip development along transportation arteries, particularly those that serve as gateways to the cities and major activity centers.
10. Promote development patterns, which maintain the safety and carrying capacity of major roads. Discourage strip development patterns.

11. Preserve the environmental quality of the county with respect to economic development.
12. Sites of light commercial and industrial developments should address the construction of access roads and future maintenance and repair of such roads.

PLANNING STRATEGY:

Walworth County has committed to shape the future of the community to enhance economic development and maintain a high quality of life for all citizens of the county. The following goals, objectives and policies will guide the county commission and are the basis for regulations contained within Walworth County's zoning and subdivision ordinances.

Goal 1: Ensure the Health and Safety of Citizens

Objective 1: Separate structures for health and safety.

Policy 1: All setbacks will be beyond requirements for fire code.

Policy 2: Ensure buildings and structures do not encroach on residential building air space.

Policy 3: Create major setbacks from animal confinement operations to mitigate smell concerns as well as other environmental concerns.

Policy 4: Allow adjustments to setbacks for additions to existing nonconforming structures that do not encroach closer to the lot line than the existing building.

Objective 2: Design lots and blocks to emphasize cost efficiency and community values.

Policy 1: Review the lot and block designs based upon subdivision design standards.

Objective 3: All streets need adequate visibility at intersections and driveways.

Policy 1: Ensure adequate visibility at intersections by ensuring structures, fences, and crops do not obstruct the view of intersecting traffic.

Policy 2: For shelterbelts provide for adequate setbacks to insure visibility and safety.

Objective 4: Design local streets to emphasize land access and safety.

Policy 1: All non-section line roads will be managed and maintained by a private road association, however should be public highways providing for enforcement of state traffic laws.

Policy 2: All public roads shall follow secondary roads manual as determined by local transportation within South Dakota Department of Transportation.

Objective 5: Design major streets to emphasize mobility and safety.

Policy 1: Preserve adequate right-of-way for future arterial traffic routes and collectors.

Goal 2: Protect Natural Resources

Objective 1: Retain runoff with open natural drainage systems.

Policy 1: Any development should be platted to incorporate as much natural drainage as possible.

Objective 2: Create greenways and linear open spaces within floodplain areas.

Policy 1: Do not allow residential, commercial, industrial or animal confinements within floodplain areas.

Objective 3: Design around significant wetlands.

Policy 1: Encourage development to utilize and maintain wetlands as a part of the natural drainage basin.

Objective 4: Limit development in areas with poor soils and high water table.

Policy 1: Limit development on soils with severe limitations for septic tanks.

Goal 3: Enhance the Visual Quality of the County

Objective 1: Separate heavy industrial and residential uses.

Policy 1: Do not allow industrial development near residential developments.

Policy 2: Encourage siting of industrial uses in incorporated areas.

Objective 2: Soften the look of all uses to enhance the community's image as an attractive place.

- Policy 1: Setbacks will provide reasonable separation for rural living in agricultural areas.
- Policy 2: Update all utilities and keep services available to all customers.
- Policy 3: Add new equipment to parks, ball fields, and recreational areas encouraging growth in the communities.

Objective 3: Create a transition from commercial to residential areas.

- Policy 1: Add additional setback for separation.
- Policy 2: Encourage the site of most commercial businesses in cities landscape.
- Policy 3: Allow manufactured homes to be placed in residential areas that are consistent with site-built homes.
- Policy 4: Allow manufactured homes only to be placed in parks that are single sections or do not resemble a site-built home.
- Policy 5: Place off-site signs at distances to that are appropriate for the location and limit the size of residential on-site signs.
- Policy 6: Require the operation of animal confinements to be consistent with state and local laws and minimize odor from operations and manure application.
- Policy 7: Require telecommunication towers to be separated from a residential area and provide spacing between towers.
- Policy 8: Wind energy conversion systems should be placed away from other structures and utility lines.
- Policy 9: Home occupations will be allowed as long as there is no substantial change in the residential nature of the home.
- Policy 10: Mitigate the adverse impacts of rock, sand and gravel operations by requiring a buffer area, berms, and limiting hours of operation.

PART IX: PLAN IMPLEMENTATION

The preceding chapters have presented the fundamental elements of the comprehensive planning process including demographic and economic data, past and present development trends, transportation systems, public facilities and environmental resources. An analysis of these elements provided a framework for preparing a plan consisting of goals and policies to assist in shaping the physical development of the county.

The Comprehensive Plan is a policy guide to decisions about the future spatial distribution of rural land uses and a visualization of how these land use patterns should occur. The plan is the foundation or basis under which legislative documents operate. Zoning and subdivision regulations are specific and detailed legislative measures intended to carry out the policies and recommendations of the Comprehensive Plan. These and other implementation tools are discussed in the following sections.

The best possible way to implement a comprehensive plan is to utilize all of the administrative tools available in order to influence development in a positive manner. There are many tools which can be utilized, including zoning regulations, policy plans, capital improvements plans, and well rounded community involvement.

Local Governing and Advisory Boards. The key players in the implementation of a Comprehensive Plan are the Planning Commission and the County Commission. It is the duty of the governing bodies of Walworth County and its municipalities to encourage progress by utilizing all of the tools available, so that orderly growth and development can take place. With public input, the Planning Commission and the County Commission can create a balance between industry, commerce, and housing, and can utilize all of the resources available to facilitate civic improvement.

Zoning Regulations. Zoning is the most commonly used legal mechanism to achieve the goals and policies of a comprehensive plan. The county's zoning ordinance regulates land use activities in the unincorporated area. The Comprehensive Plan stresses the importance of avoiding scattered and sprawl development in the rural area.

Capital Improvements Planning. The purpose of capital improvements planning is to provide local government officials with a guide for budgeting for major improvements which will benefit the community. Before future development can be considered, the County must review current infrastructure and identify any deficiencies which need to be corrected prior to the development. It is the intention of the County to upgrade a portion of existing utilities and transportation routes on an annual, ongoing.