

# CHAPTER I

## INTRODUCTION

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### AUTHORITY AND PURPOSE

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

- Protect and guide the physical, social, economic, and environmental development of the County;
- 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; and
- Conserve and develop natural resources.

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

In addressing these issues, Yankton County 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; and
- 5) Influence development activity within the residential and rural areas of the County as well as those lands adjacent to the municipalities.

## 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 Yankton County achieve its goals.

Yankton 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 Yankton County Planning Commission and Board of Commissioners utilized background research, survey instruments, detailed inventories, numerous assessments, and public input via formal and informal processes. Certain data are presented in comparison to three adjacent counties and ten of the largest counties within the State. At times municipal, statewide, and national statistics were also utilized.

The County 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 as amended to include recommendations from the Planning Commission to the Board of County Commissioners.

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, *Townships* and City governments will ~~cooperate~~ *collaborate*.

Yankton County ~~may~~ *uses* a variety of methods to implement the goals and objectives of the Comprehensive Plan. ~~Many counties~~ *Yankton County* utilizes a zoning ordinance and *subdivision ordinances* to promote orderly growth. ~~Subdivision ordinances Building codes and/or other long range planning documents can~~ *could* 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.