

TABLE OF CONTENTS

	<u>Page</u>
List of Tables	Page II
List of Figures	Page VI
List of Officials	Page VIII
Adoption Procedures and Required Documentation.....	Page IX
Copy of Planning Commission Public Hearing Notice	Page X
Planning Commission Public Hearing Affidavit of Publication.....	Page XI
Planning Commission Public Hearing Minutes	Page XII
Copy of County Commission Minutes Establishing Public Hearing Date	Page XIII
County Commission Public Hearing Affidavit of Publication	Page XIV
County Commission Public Hearing Minutes	Page XV
County Commission Minutes with Resolution of Adoption	Page XVI
Resolution of Adoption.....	Page XVII
Notice of Adoption Affidavit of Publication	Page XVIII

COMPREHENSIVE PLAN

Chapter I:	Introduction.....	Page 1
Chapter II:	Background Information	Page 3
Chapter III:	Community Facilities	Page 16
Chapter IV:	Demographic Information.....	Page 36
Chapter V:	Housing	Page 51
Chapter VI:	Education	Page 69
Chapter VII:	Economy	Page 81
Chapter VIII:	Land Use	Page 126
Chapter IX:	Plan Implementation	Page 141

LIST OF TABLES

TABLE 1:	Soil Properties in Yankton County	Page 8
TABLE 2:	Temperatures and Precipitation	Page 14
TABLE 3:	Taxing Authorities, Levies, and Revenues – Yankton County - 2002	Page 17
TABLE 4:	County Tax Levies and Revenues by Location - 2002	Page 18
TABLE 5:	Special Purpose or Assessments – Yankton County - 2002	Page 18
TABLE 6:	Utility Company Property Tax Revenues – Yankton County - 2002	Page 19
TABLE 7:	Population Data – 1930 - 2000	Page 36
TABLE 8:	Population Comparison – 1970 - 2000	Page 37
TABLE 9:	Annual Populations – 1990 - 2000	Page 38
TABLE 10:	Yankton County Township Populations – 1930 - 2000.....	Page 39
TABLE 11:	Specified Racial Population Data	Page 40
TABLE 12:	Youth Population – Age 18 or Younger – 1970 - 2000.....	Page 41
TABLE 13:	Aged Population – Age 65 or Older – 1970 - 2000	Page 42
TABLE 14:	Youth and Aged Population Bases – 1970 - 2000	Page 42
TABLE 15:	Detailed Population Base by Age Distribution – 1960 - 2000	Page 43
TABLE 16:	Median Ages by Entity – 1960 - 2000	Page 45
TABLE 17:	Vital Statistics by Entity – 1990 - 2001	Page 47
TABLE 18:	Natural & Actual Migration Rates – 1990 - 2000	Page 48
TABLE 19:	General Population Figures & Projections by Entity – 1990 - 2020	Page 48
TABLE 20:	Population Figures & Projections by Age – 19 or Younger 1990 - 2020	Page 49
TABLE 21:	Population Figures & Projections by Age – 65 or Older – 1990 - 2020.....	Page 49
TABLE 22:	Detailed Housing Units by Type - 1990	Page 51
TABLE 23:	Detailed Housing Units by Type - 2000	Page 52
TABLE 24:	Comparison of Yankton County Housing Units General Type 1980 - 2000	Page 52
TABLE 25:	Housing Units by Occupancy – Ownership – Rental - 2000	Page 53
TABLE 26:	Value of Owner Occupied Housing Units - 2000	Page 54
TABLE 27:	Value of Owner Occupied Housing Units – In Percent - 2000	Page 55
TABLE 28:	Years of Construction – Housing Units– Through 2002	Page 56

TABLE 29:	Years of Construction – Housing Units – In Percent – Through 2002	Page 56
TABLE 30:	Year of Occupancy – Housing Units - 2000	Page 57
TABLE 31:	Year of Occupancy – Housing Units – In Percent - 2000	Page 58
TABLE 32:	Households by Type - 2000	Page 59
TABLE 33:	Households by Type – In Percent - 2000	Page 60
TABLE 34:	Town and Township Housing Occupancy Data - 2000	Page 61
TABLE 35:	Yankton County Households by Township and Type - 2000	Page 62
TABLE 36:	Yankton County Households by Township and Type – In Percent - 2000 ..	Page 63
TABLE 37:	Yankton County Township’s Housing Units by Year of Construction - 2000	Page 64
TABLE 38:	Yankton County Township’s Housing Units by Year of Construction In Percent – 2000	Page 65
TABLE 39:	Yankton County Township’s Housing Units by Year Householder Moved Into Unit - 2000	Page 66
TABLE 40:	Yankton County Township’s Housing Units by Year Householder Moved Into Unit and Percent - 2000	Page 67
TABLE 41:	Value of Housing Stock – Percent Paying Less Than 19% and Over 30 % of Income for Shelter - 2000	Page 67
TABLE 42:	Educational Attainment - 1990	Page 69
TABLE 43:	Educational Attainment - 2000	Page 70
TABLE 44:	School District Profiles 2001 - 2002	Page 73
TABLE 45:	School District Educational Mil Levies – 2002 Payable 2001	Page 75
TABLE 46:	School District Taxable Valuations (Dollars) - 2000	Page 76
TABLE 47:	School District Revenues (Dollars) – 2001 - 2002	Page 77
TABLE 48:	School District Expenditures (Dollars) – 2001 - 2002	Page 78
TABLE 49:	School District Expenditures and Rankings – 2001 - 2002	Page 78
TABLE 50:	Employment Status Comparison - 2000	Page 82
TABLE 51:	Labor Statistics – 1990 - 2002	Page 84
TABLE 52:	Yankton County Employment by Industry – 1980 - 2000	Page 85
TABLE 53:	Employment by Industry Comparison - 2000	Page 86
TABLE 54:	Yankton County Occupations – 1980 - 2000	Page 86
TABLE 55:	Employment by Occupation Comparison - 2000	Page 87
TABLE 56:	Yankton County Classes of Workers – 1980 - 2000	Page 87
TABLE 57:	Classes of Workers Comparison - 2000	Page 87

TABLE 58:	Major Employers in Yankton County - 2003	Page 88
TABLE 59:	Yankton County Employment Trends and Projections – 1990 - 2010	Page 89
TABLE 60:	South Dakota Employment Trends – 1990 - 2000	Page 89
TABLE 61:	Women in the Work Force – 1990 - 2000	Page 90
TABLE 62:	Yankton County Commuting Data – 1980 - 2000	Page 90
TABLE 63:	Travel Time to Work – Yankton County - 2000.....	Page 91
TABLE 64:	Decennial Per Capita Income – 1960 - 2000	Page 92
TABLE 65:	Biannual Per Capita Net Earnings – 1990 - 2000	Page 93
TABLE 66:	Per Capita Income Comparisons – 1990 - 2000	Page 94
TABLE 67:	Biannual Personal Per Capita Income – 1988 - 2002	Page 95
TABLE 68:	Median Family Income – 1960 - 2000.....	Page 96
TABLE 69:	Median Family Income - 2000	Page 96
TABLE 70:	Family Income Distribution - 1990	Page 97
TABLE 71:	Family Income Distribution - 2000	Page 97
TABLE 72:	Household Income Distribution - 1989.....	Page 98
TABLE 73:	Household Income Distribution - 2000	Page 99
TABLE 74:	Average Earnings by Industrial Classification by County - 2000	Page 100
TABLE 75:	Yankton County Average Earnings by Industrial Classification 1970 – 2000.....	Page 100
TABLE 76:	Average Earnings by County – 1991 -2000	Page 101
TABLE 77:	Average Annual Salary by Major Industry - 2000.....	Page 102
TABLE 78:	South Dakota – Southeast Region Occupational Wage Summary Random Sort - 2002	Page 103
TABLE 79:	Number and Percent in Poverty – 1980 - 2000	Page 104
TABLE 80:	Families and Percent in Poverty – 1980 - 2000	Page 105
TABLE 81:	Food Stamp Participation Comparison – 2000 - 2002	Page 106
TABLE 82:	Yankton County Food Stamp Participation – April 1996 - 2002	Page 106
TABLE 83:	Yankton County Senior and Youth Dependency Ratios – 1960 - 2000	Page 107
TABLE 84:	Business Openings and Closings – 1990 - 2001	Page 111
TABLE 85:	Business Support Services - 2003	Page 112
TABLE 86:	South Dakota Major Attraction Visitation - 2002.....	Page 112
TABLE 87:	Number of Farms – 1969 - 1997	Page 116
TABLE 88:	Number of Farms Raising Cattle – 1969 - 1997	Page 117

TABLE 89:	Number of Farms Raising Hogs – 1969 - 1997	Page 117
TABLE 90:	Average Farm Size – 1974 - 1997	Page 118
TABLE 91:	Per Acre Value of Land and Buildings – 1969 - 1997.....	Page 118
TABLE 92:	Farm Operator Ages – 1978 - 1997	Page 119
TABLE 93:	Inventory of Cattle – 1969 - 1997	Page 119
TABLE 94:	Inventory of Hogs – 1969 - 1997	Page 120
TABLE 95:	Agriculture Cash Receipts - 2001	Page 123
TABLE 96:	South Dakota Net Farm Income Value Added to Agricultural Sector 1997- 2001	Page 124

LIST OF FIGURES

FIGURE 1:	Location of Yankton County Relationship to Comparable Counties	Page 4
FIGURE 2:	Distances to South Dakota Cities.....	Page 5
FIGURE 3:	Distances to Metropolitan Areas.....	Page 6
FIGURE 4:	Yankton County Soils	Page 9
FIGURE 5:	Environmental Constraints	Page 11
FIGURE 6:	Road Base Layer with Jurisdictional Control	Page 21
FIGURE 7:	Functional Classification	Page 22
FIGURE 8:	Road Improvements and Areas of Concern	Page 24
FIGURE 9:	Bon Homme-Yankton Water District Water Supply Lines	Page 27
FIGURE 10:	Fire Districts	Page 32
FIGURE 11:	Public Recreation Lands	Page 34
FIGURE 12:	Population Pyramids 1980 - 2010	Page 44
FIGURE 13:	Population Densities	Page 46
FIGURE 14:	Educational Attainment - 1990	Page 71
FIGURE 15:	Educational Attainment - 2000	Page 72
FIGURE 16:	School Districts.....	Page 74
FIGURE 17:	Sioux Falls Metropolitan Statistical Area (MSA).....	Page 83
FIGURE 18:	General Gross Sales – 1996 - 2002	Page 108
FIGURE 19:	Cities & Towns General Gross Sales 1990 - 2002	Page 109
FIGURE 20:	Taxable Sales 1996 - 2002	Page 110
FIGURE 21:	County Tourism Spending Compared to Statewide 1991 – 2002	Page 114
FIGURE 22:	Estimated Visitor Sales – 1991 - 2002.....	Page 115
FIGURE 23:	Value of Agriculture Products in Yankton County – 1978 - 1997	Page 121
FIGURE 24:	Volatility of Beef Cattle and Hog Prices – 1994 – 2002	Page 122
FIGURE 25:	City of Yankton ETJ Area	Page 127
FIGURE 26:	Current Land Use.....	Page 129
FIGURE 26A:	Ziskov South	Page 130
FIGURE 26B:	Utica South.....	Page 131

FIGURE 26C: Mission Hill South.....	Page 132
FIGURE 27: Future Land Use.....	Page 134
FIGURE 27A: Ziskov South	Page 135
FIGURE 27B: Utica South.....	Page 136
FIGURE 27C: Mission Hill South.....	Page 137

LIST OF OFFICIALS

Yankton County Commission Members 2003:

Jerry Bienert, Yankton (Chairman)

Brian Hunhoff, Yankton

Bruce Jensen, Yankton

Allen Sinclair, Utica

William Tamisiea, Yankton

Yankton County Planning Commission 2003:

Charlene Bennett, Lesterville

Dennis Breck, Yankton

Joyce Franklin, Yankton

Amy Freeburg, Gayville

John Harper, Yankton

Guy Larson, Yankton

Barb Law, Yankton

Deb Lillie, Volin

Denis Michael, Yankton

Scott Pospishil, Yankton

Karl Schenk, Yankton (Chairman)

Joe Tacke, Yankton

Yankton County Zoning Administrator:

Tom Fiedler, (605) 260-4445

***ADOPTION PROCEDURES
AND
REQUIRED DOCUMENTATION***

REQUIRED ACTION

DATE

Copy of Planning Commission Public Hearing Notice	<u>8/9/03 & 8/16/03</u>
Affidavit of Publication	<u>8/9/03 & 8/16/03</u>
Planning Commission Public Hearing Minutes	<u>8/21/03</u>
Planning Commission Recommendation of Adoption	<u>8/21/03</u>
County Commission Minutes Establishing Public Hearing Date	<u>9/2/03</u>
Copy of County Commission Public Hearing Notice	<u>9/6/03</u>
Affidavit of Publication	<u>9/6/03</u>
County Commission Public Hearing Minutes	<u>9/16/03</u>
County Commission Minutes with Resolution of Adoption	<u>9/16/03</u>
Notice of Adoption Affidavit of Publication	<u>9/23/03</u>

***COPY OF PLANNING COMMISSION
PUBLIC HEARING NOTICE***

NOTICE OF PUBLIC HEARING

HEREBY TAKE NOTICE, the Yankton County Planning Commission, County of Yankton, State of South Dakota, is proposing to adoption a Comprehensive Plan for the County.

The Planning Commission will hold a Public Hearing on Thursday, August 21, 2003, at 7:00P.M. at the Yankton County Administration Building in Yankton, South Dakota.

The complete text of the proposed Comprehensive Plan referred to above is on file with the Yankton County Zoning Administrator and Auditor. The document may be inspected, reviewed, or examined by any interested party by contacting either office at (605) 260-4000 extensions 0 or 9.

Written comments may be submitted to the Zoning Administrator by 5:00 P.M. on August 21, 2003.

Paula Jones
Auditor

Please publish the days of:

August 9, 2003
August 16, 2003

Please provide an Affidavit of Publication to:

Planning and Development District III
Attn: Brian McGinnis
PO Box 687
Yankton, South Dakota 57078

Please Bill all costs to:

Yankton County
Attn: Paula Jones
P.O. Box 137
Yankton, South Dakota 57078

**PLANNING COMMISSION PUBLIC HEARING
AFFIDAVIT OF PUBLICATION**

AFFIDAVIT OF PUBLICATION

YANKTON DAILY PRESS AND DAKOTAN

Planning & Development District III
Attn: Brian McGinnis
PO Box 687
Yankton, SD 57078

STATE OF SOUTH DAKOTA
COUNTY OF YANKTON

KELLY HERTZ BEING FIRST DULY SWORN ON OATH DEPOSES
AND SAYS THAT HE IS THE MANAGING EDITOR OF THE YANKTON
PRINTING COMPANY, A CORPORATION, THE PRINTER AND THE
PUBLISHER OF THE YANKTON DAILY PRESS AND DAKOTAN, A LEGAL
DAILY NEWSPAPER PRINTED AND PUBLISHED IN THE CITY OF YANKTON,
SAID COUNTY AND STATE, AND ONE OF THE OFFICIAL NEWSPAPERS OF
THE SAID COUNTY OF FACTS STATED IN THIS AFFIDAVIT; THAT THE
ANNEXED Notice of Public Hearing

TAKEN FROM THE PAPER IN WHICH IT WAS PUBLISHED IN THE
NEWSPAPER ON THE 16th DAY OF AUGUST 2003
THAT THE FULL AMOUNT OF THE FEE CHARGED FOR THE PUBLICATION
OF SAID NOTICE TO WIT \$16.54 ENSURES TO THE
BENEFITS OF THE PUBLISHER OF SAID NEWSPAPER AND THAT NO
AGREEMENT AND 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.

PUBLISHED ON: 8/9/03; 8/16/03

FILED ON: 8/26/03

8+9+16

NOTICE OF PUBLIC HEARING

HEREBY TAKE NOTICE, the Yankton County Planning Commission, County of Yankton, State of South Dakota, is proposing to adoption a Comprehensive Plan for the County.

The Planning Commission will hold a Public Hearing on Thursday, August 21, 2003, at 7:00P.M. at the Yankton County Administration Building in Yankton, South Dakota.

The complete text of the proposed Comprehensive Plan referred to above is on file with the Yankton County Zoning Administrator and Auditor. The document may be inspected, reviewed, or examined by any interested party by contacting either office at (605) 260-4000 extensions 0 or 9.

Written comments may be submitted to the Zoning Administrator by 5:00 P.M. on August 21, 2003.

Paula Jones
Auditor

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF AUGUST, 2003

NOTARY PUBLIC, SOUTH DAKOTA
MY COMMISSION EXPIRES

8-19-2009

PLANNING COMMISSION PUBLIC HEARING MINUTES

Yankton County Planning Commission
Comprehensive Plan Hearing
August 21, 2003

A public hearing on the Yankton County Comprehensive Plan was called to order by Chairperson Pro-tem, Barb Law at 7: 00 P.M., on August 21, 2003.

Commissioners present at call to order were:

Pospishil, Tacke, Law, Sinclair, Larson, Michael, Lillie, Franklin, Harper.

Absent: Breck, Freeburg and Bennett.

Guests present were: Helen Simpson, Bob Gleich, Stuart Carson, Brad Rebel, Kevin Bray, Bruce Jensen and Lee Rettig.

Also present were: Brian McGinnis and Tom Fiedler.

Commissioner Law introduced Commission members, staff and informed the audience of the rules of order for the meeting.

Brian McGinnis, representing Planning and Development for District III, was asked to give an overview of the Comprehensive Plan and its purpose. (A handout from District III is attached to these minutes and is on file in Yankton County Auditors office-Administrators Note.)

The public comment period was opened.

The following county residents addressed the Commission:

Brad Rebel – asked how the Comprehensive Plan addressed the needs of current and future agricultural related families.

Kevin Bray – asked if the Comprehensive Plan addressed setbacks.

Bob Gleich – asked if all county residents would be allowed to vote on the Zoning Ordinance if it was to be referred.

Stewart Carson – asked if the Zoning Ordinance would address set backs in relation to various developments in Yankton County.

Action CP82103A: Moved by Larson, seconded by Franklin to close public comment period.

Voting aye: Larson, Franklin, Harper, Lillie, Bennett, Michael, Pospishil, Tacke, Law and Sinclair.

Voting nay-None. Motion passed.

Action CP82103B: Moved by Larson, seconded by Pospishil to recommend the Comprehensive Plan be given to the Yankton County Board of County Commissioners as amended and approved.

Voting aye: Larson, Pospishil, Tacke, Law, Sinclair, Michael, Bennett, Lillie, Franklin and Harper.

Voting aye: None. Motion carried.

Planning and Development representative McGinnis was asked to address the next step. Mr. McGinnis spoke briefly on the process, with County Commissioner Allen Sinclair addressing the audience on the County Commission's methods and meetings.

Action CP82103C: Moved by Larson, seconded by Michael for adjournment.

Voting aye: Larson, Michael, Harper, Franklin, Lillie, Pospishil, Tacke, Sinclair, Law and Bennett.

Voting nay-None. Motion carried.

Meeting adjourned at 8:02 P.M.

Tom Fiedler
Zoning Administrator

COUNTY COMMISSION MINUTES
ESTABLISHING PUBLIC HEARING DATE

September 16, 2003 at 7:00 PM in the Yankton County Commission chambers was the date, time and place set for a County Commission public hearing of the proposed Yankton County Comprehensive Plan.

**William McMenamy, 43497 Kaiser Road, Yankton, SD LEGAL DESCRIPTION: Lot D, NE4 SE4, Section 7, Township 93N, Range 56W
REZONE APPLICATION – AGRICULTURAL DISTRICT TO RURAL COMMERCIAL**

Yankton County Commission

09/02/03

7

**COUNTY COMMISSION PUBLIC HEARING
AFFIDAVIT OF PUBLICATION**

AFFIDAVIT OF PUBLICATION

YANKTON DAILY PRESS AND DAKOTAN

Yankton County Auditor
PO Box 137
Yankton, SD 57078

STATE OF SOUTH DAKOTA
COUNTY OF YANKTON

KELLY HERTZ BEING FIRST DULY SWORN ON OATH DEPOSES
AND SAYS THAT HE IS THE MANAGING EDITOR OF THE YANKTON
PRINTING COMPANY, A CORPORATION, THE PRINTER AND THE
PUBLISHER OF THE YANKTON DAILY PRESS AND DAKOTAN, A LEGAL
DAILY NEWSPAPER PRINTED AND PUBLISHED IN THE CITY OF YANKTON,
SAID COUNTY AND STATE, AND ONE OF THE OFFICIAL NEWSPAPERS OF
THE SAID COUNTY OF FACTS STATED IN THIS AFFIDAVIT; THAT THE
ANNEXED Notice of public hearing

TAKEN FROM THE PAPER IN WHICH IT WAS PUBLISHED IN THE
NEWSPAPER ON THE 6th DAY OF September 2003
THAT THE FULL AMOUNT OF THE FEE CHARGED FOR THE PUBLICATION
OF SAID NOTICE TO WIT \$9.46 ENSURES TO THE
BENEFITS OF THE PUBLISHER OF SAID NEWSPAPER AND THAT NO
AGREEMENT AND 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.

PUBLISHED ON: 9/6/03

FILED ON: 9/12/03

9+6

NOTICE OF PUBLIC HEARING

HEREBY TAKE NOTICE, the Yankton County Commission, County of Yankton, State of South Dakota, is proposing the adoption of a Comprehensive Plan for the County.

The Yankton County Commission will hold a Public Hearing on Tuesday, September 16, 2003, at 7:00 P.M. at the Yankton County Administration Building, Commissioner Chambers, 321 West Third Street, Yankton, South Dakota.

The complete text of the proposed Comprehensive Plan referred to above is on file with the Yankton County Zoning Administrator and Auditor. The document may be inspected, reviewed, or examined by any interested party by contacting either office at (605) 260-4400 extensions 0 or 9.

Written comments may be submitted to the Zoning Administrator by 5:00 P.M. on September 16, 2003.

Paula Jones
Auditor

[Signature]
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF September, 2003

[Signature]
NOTARY PUBLIC, SOUTH DAKOTA
MY COMMISSION EXPIRES 08/19/09

COUNTY COMMISSION PUBLIC HEARING MINUTES

The hearing on the Yankton County Comprehensive Plan was held at 7:00 PM as scheduled. Comments were heard from Darwin Tessier, Bob Gleich, Ron Heine and Brian McGinnis. Tom Fiedler, Zoning Administrator, complimented the Planning Committee on their diligence in working through the development of the Comprehensive Plan.

Action 03230C: A motion was made by Brian Hunhoff and seconded by Allen Sinclair to include FTE employees of Yankton City, WalMart and HyVee in the appropriate chart in the Comprehensive Plan.

Voting Aye: Hunhoff, Sinclair, Jensen, Tamisiea, Bienert

Voting Nay: None Motion carried 5-0

Action 03231C: A motion was made by Allen Sinclair and seconded by Bill Tamisiea to approve the Yankton County Comprehensive Plan as presented, with the changes approved in Action 032C.

Voting Aye: Sinclair, Tamisiea, Hunhoff, Jensen, Bienert

Voting Nay: None Motion carried 5-0

The discussion of the Provisional Budget for fiscal year 2004 was returned to the table.

Action 03232C: A motion was made by Allen Sinclair and seconded by Brian Hunhoff to approve the amended Provisional Budget as presented which includes a 3% salary increase, a 2.5% departmental budget reduction on all budgets below \$200,000, a 5% departmental budget reduction on all budgets above \$200,000, reinstatement of all original requests for the supply line (426), and approval of a full-time employee (from ½ time) in the Treasurer's office and review in March of 2004 for requests for a part-time employee in the Register of Deeds office and a ½ time to full-time employee in the Auditor's office.

ADOPTION OF ANNUAL BUDGET FOR Yankton County, South Dakota

WHEREAS (7-21-5 thru 13), SDCL, provides that the Board of County Commissioners shall each year prepare a Provisional Budget of all contemplated expenditures and revenues of the County and all its institutions and agencies for such fiscal year and,

WHEREAS, the Board of County Commissioners did prepare a Provisional Budget and cause same to be published by law, and

WHEREAS, due and legal notice has been given to the meeting of the Board of County Commissioners for the consideration of such Provisional Budget and all changes, eliminations and additions have been made thereto.

NOW THEREFORE BE IT RESOLVED, That such Provisional budget as amended and all its purposes, schedules, appropriations, amounts, estimates and all matters therein set forth, SHALL BE APPROVED AND ADOPTED AS THE ANNUAL BUDGET OF THE APPROPRIATION AND EXPENDITURES FOR Yankton County, South Dakota and all its institutions and agencies for the calendar year beginning January 1, 2004 and ending December 31, 2004 and the same is hereby approved and adopted by the board of County Commissioners of Yankton County, South Dakota, this 16th day of September, 2003.

The annual budget so adopted is available for public inspection during normal business hours at the office of the County Auditor, Yankton County, South Dakota. The accompanying taxes are levied by Yankton County for the year January 1, 2004 through December 31, 2004.

BOARD OF COUNTY COMMISSIONERS OF Yankton County, South Dakota

Jerry Bienert, Chairman
Brian Hunhoff, Commissioner
Bruce Jensen, Commissioner
Allen Sinclair, Commissioner
Bill Tamisiea, Commissioner

ATTEST: Paula Jones, County Auditor

ANNUAL BUDGET FOR YANKTON COUNTY, SD
FOR THE YEAR JANUARY 1, 2004 TO DECEMBER 31, 2004

***COUNTY COMMISSION MINUTES
WITH RESOLUTION OF ADOPTION***

RESOLUTION OF ADOPTION

WHEREAS, the Yankton County Planning Commission has recommended this Comprehensive Plan for adoption by the Yankton County Commission; and

WHEREAS, the required public hearing process has been accomplished; and

WHEREAS, the Yankton County Commission finds this Comprehensive Plan to be satisfactory.

NOW THEREFORE, be it resolved by the Yankton County Commission that this Comprehensive Plan, along with associated maps and attached descriptive matter, is hereby adopted for the purpose described in SDCL 11-2-12.

DATED THIS ____ DAY OF _____, 20__.

Chairman

Attest

(SEAL)

NOTICE OF ADOPTION AFFIDAVIT OF PUBLICATION

AFFIDAVIT OF PUBLICATION

YANKTON DAILY PRESS AND DAKOTAN

Yankton County Auditor
PO Box 137
Yankton, SD 57078

STATE OF SOUTH DAKOTA
COUNTY OF YANKTON

9+23

NOTICE OF ADOPTION YANKTON COUNTY COMPREHENSIVE PLAN

HEREBY TAKE NOTICE that on the 16th day of September 2003, the Yankton County Board of County Commissioners, County of Yankton, State of South Dakota, pursuant to SDCL 11-2-20, has duly adopted a Comprehensive Plan:

A RESOLUTION ESTABLISHING A COMPREHENSIVE PLAN FOR YANKTON COUNTY, SOUTH DAKOTA, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 11-2 SDCL 2003, AND FOR THE REPEAL OF ALL RESOLUTIONS OR ORDINANCES IN CONFLICT THEREWITH.

The complete ordinances referred to above are on file with the Yankton County Auditor and may be inspected, reviewed, or examined by any interested party by contacting the office at (605) 260-4400.

Pursuant to SDCL 11-2-21, this notice of fact of adoption is published once in lieu of publishing the entire document. Said Resolution shall take effect on the twentieth day after its publication.

Dated this 16th day of September 2003

Paula Jones, Yankton County Auditor
S E A L


KELLY HERTZ BEING FIRST DULY SWORN ON OATH DEPOSES AND SAYS THAT HE IS THE MANAGING EDITOR OF THE YANKTON PRINTING COMPANY, A CORPORATION, THE PRINTER AND THE PUBLISHER OF THE YANKTON DAILY PRESS AND DAKOTAN, A LEGAL DAILY NEWSPAPER PRINTED AND PUBLISHED IN THE CITY OF YANKTON, SAID COUNTY AND STATE, AND ONE OF THE OFFICIAL NEWSPAPERS OF THE SAID COUNTY OF FACTS STATED IN THIS AFFIDAVIT, THAT THE ANNEXED Notice of Adoption Yankton County Comprehensive Plan

TAKEN FROM THE PAPER IN WHICH IT WAS PUBLISHED IN THE NEWSPAPER ON THE 23rd DAY OF September 2003 THAT THE FULL AMOUNT OF THE FEE CHARGED FOR THE PUBLICATION OF SAID NOTICE TO WIT \$12.19 ENSURES TO THE BENEFITS OF THE PUBLISHER OF SAID NEWSPAPER AND THAT NO AGREEMENT AND 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.

PUBLISHED ON: 9/23/03

FILED ON: 9/24/03


SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF September, 2003


NOTARY PUBLIC, SOUTH DAKOTA
MY COMMISSION EXPIRES

08/19/09

CHAPTER I

INTRODUCTION

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 and City governments will cooperate.

Yankton County may use a variety of methods to implement the goals and objectives of the Comprehensive Plan. Many 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.

CHAPTER II

BACKGROUND INFORMATION

GEOGRAPHY

Yankton County is located along the southeastern border of South Dakota, separated from the State of Nebraska by the Missouri River. The physical area comprises 519 square miles of land or 332,032 acres. The County's population density in the year 2000 was 41.7 persons per square mile. This density decreases to approximately 13.8 (14,580/511) when accounting for the 14,580 people residing within the six municipalities lying completely within the County. **Figure 1** shows the location of Yankton 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 Yankton 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 corn belt, and the eastern margin of the cattle range.
- ✓ Climatically, Yankton 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.

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 Yankton 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**. Major metropolitan areas and travel distances are shown in **Figure 3**.

FIGURE 1

Location of Yankton County in Relationship to Comparable Counties

FIGURE 2

Distances to South Dakota Cities

FIGURE 3

Distances to Metropolitan Areas

SOILS

An examination of the soils within Yankton 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 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 Yankton County area. More specific information is available in the Soil Survey of Yankton County, South Dakota, published by the U.S. Department of Agriculture, Soil Conservation Service.

The following soils are most prominent within Yankton County:

1. **Clarno-Bonilla-Tetonka:** Occupies the largest portion of the County and are primarily North and West of the City of Yankton.
2. **Egan-Ethan-Trent:** Located in the Northeast section of the County.
3. **Egan-Wentworth:** This soil is found in two distinct areas separated by the James River Basin. The smallest area is northwest of the Town of Mission Hill while the larger section commences at the mouth of the James River, east of the City of Yankton and follows the top of the Missouri River bluffs to the Bon Homme County Line.
4. **Ethan-Betts:** Located in a fairly concentrated “fingers” adjacent to Beaver Creek-Beaver (State) Lake, Clay Creek-Lake Marindahl, and Turkey Creek regions.
5. **Crofton-Boyd-Ethan:** Occupies the smallest land area and is limited to the Missouri River bluffs and ravines west of the City of Yankton.
6. **Ethan-Clarno-Davis:** Located in the James River Valley from the Hutchinson County line south to a point between the Town of Mission Hill and City of Yankton.
7. **Baltic-Roxbury-Lakeport:** Concentrated in an area bounded by the Towns of Mission Hill, Gayville, and Volin.
8. **Forney-Haynie-Sarpy:** Found in the Missouri River Valley from what is now the face of Gavins Point Dam to the Clay County line.

The soil data in **Figure 4** (page 9) is presented via two methods, color and abbreviations of the individual soil type. The following information ties the various abbreviations to one of the eight soil associations identified above.

Number	Series/Soils	Abbreviation(s)
1.	Clarno:	CdA, CeB, ChA, CkA
	Bonilla-Cross Plain:	BnA
	Tetonka:	Tb
2.	Egan-Ethan-Trent	EbB, EbC
3.	Egan-Wentworth:	EcA, EcB
4.	Ethan-Betts:	EmE
5.	Crofton-Boyd:	CoE
6.	Ethan:	EkD, EmE, EnC, EoD, EpD
7.	Baltic:	Ba, Bb, Bc
	Roxbury:	Rb, Rc
	Lakeport:	La
8.	Forney:	Fa
	Haynie:	Ha, Hb
	Sarpy:	SdA, SeA

Due to the vast number of soil types in the county **Table 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), dwellings, commercial buildings, 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.

TABLE 1
Soil Properties in Yankton County

Soil Type	Slope (%)	Corn Suitability (Bu/Ac)	Soil Limitations	Dwellings (No Basements)	Dwellings (Basements)	Commercial Buildings	Roads and Streets
Clarno	0-6	73-78	Sanitary Facilities	Moderate: S/S, LS	Moderate: S/S, LS	Moderate: S/S, LS	Severe: LS
Egan	0-9	66-85	Severe: Perks Slowly	Severe: F, W	Severe: F, W	Severe: F, W	Severe: F, LS
Ethan	2-25	60	Severe: Perks Slowly	Severe: S	Severe: S	Severe: S	Severe: S, LS
Crofton	9-40	N/A	Severe: Perks Slowly	Severe: S	Severe: S	Severe: S	Severe: S, LS
Baltic	0-1	61-70	Severe: Slope	Severe: S/S, F, W	Severe: S/S, F, W	Severe: S/S, F, W	Severe: W, LS, F
Forney	0-2	73	Severe: Perks Slowly	Severe: W, LS, S/S	Severe: W, LS, S/S	Severe: W, LS, S/S	Severe: LS, S/S

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

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

Shrink/swell potential is the potential for volume change in a soil with a loss or gain in moisture. If the shrink/swell potential is rated moderate to very high, shrinking and swelling can cause damage to buildings, roads, and other structures. 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.

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 4
Yankton County Soils

Besides soil properties, other environmental issues such as topography and flood hazards should be considered when determining new areas for development. **Figure 5** illustrates the environmental constraints in Yankton County including wetlands, flood plains and slopes. 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 the flood zones within Yankton County follow the James River and Marne Creek in the City of Yankton.

Yankton County terrain includes slopes from each of the identified ranges. Slope data is base 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 5** illustrates the various slopes within the county.

SLOPE CATEGORIES

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 5**.

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.

FIGURE 5
Environmental Constraints

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.

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. **Table 2** presents the average temperature and precipitation for Yankton County.

TABLE 2
Temperatures and Precipitation

	Avg. Monthly Temp. (in degrees)						Avg. Daily Temp (In Degrees)		Total Precipitation (in inches)		
	1991		1997		2002		1952 - 2002		1991	1997	2002
	Max	Min	Max	Min	Max	Min	Max	Min			
January	26.5	5.7	21.5	1.6	38.2	14.9	27.9	6.4	.24	.69	.10
February	46.0	21.2	33.2	14.3	44.0	15.1	33.9	12.2	.34	1.00	.64
March	52.6	24.3	47.8	23.5	37.3	15.0	44.1	21.8	.77	.51	1.68
April	63.8	38.0	55.3	31.2	63.2	34.8	60.1	34.9	2.60	2.33	1.82
May	73.7	52.0	66.7	42.7	70.3	41.2	72.2	47.0	4.15	4.32	1.84
June	84.4	64.2	83.7	58.5	88.3	61.1	82.0	57.4	4.75	2.03	1.45
July	88.5	63.3	87.0	64.2	93.0	66.9	87.4	62.4	3.22	2.33	1.65
August	88.3	62.8	83.3	61.2	85.9	61.0	85.3	59.9	1.42	2.33	6.00
September	78.6	50.9	79.2	52.7	79.3	52.9	76.2	49.6	1.54	4.16	1.51
October	62.8	35.7	66.3	39.7	54.1	32.9	64.1	37.4	.87	2.72	4.14
November	36.2	17.3	42.8	22.7	N/A	N/A	45.8	23.9	2.24	.29	N/A
December	36.7	18.2	37.9	19.5	N/A	N/A	33.0	12.5	.27	.29	N/A
Annual Average	61.5	37.8	58.7	36.0	65.4	39.6	59.3	35.4	1.87	1.72	2.08

Sources: SD Climate and Weather Information Website, SDSU

(http://climate.sdstate.edu/climate_site/archivedata.htm)

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. Yankton 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 21 degrees or lower in winter.

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 Yankton County is limited by the last spring freeze which generally occurs before April 25th and the first fall freeze that usually occurs after October 12th.

The importance of reviewing historical trends versus a snap shot or single year becomes evident in presenting annual growing season precipitation in Yankton County. In 2001 the County received between 18.0 and 20.9 inches of precipitation. A historical analysis of the same months over a twenty nine year period (1961-1990) found that the County received between 17.0 and 18.9 inches.

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).

PLANNING CONSIDERATIONS

County Planning Challenges

The following environmental related challenges are expected to be encountered by Yankton County over the next 10 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 Yankton 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.

CHAPTER III

COMMUNITY FACILITIES

LOCAL GOVERNMENT

Yankton 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. Yankton 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.

Yankton County is relatively small in land area, 519 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. As of May 2003 there were 37 entities with taxing authority within Yankton County (**Table 3**).

TABLE 3
Taxing Authorities, Levies, and Revenues -Yankton County - 2002

Name	Type	Location	Levy	Opt Out	Annual Revenues
Yankton County	County	County Wide	Varies	.46	\$ 3,562,594.89
Town of Gayville	Municipality	Southeast Yankton County	2.43	0	\$ 18,988.36
Town of Irene	Municipality	Northeast Yankton County	11.63	0	\$ 5,800.85
Town of Lesterville	Municipality	Northwest Yankton County	4.15	0	\$ 8,992.91
Town of Mission Hill	Municipality	East Central Yankton County	4.62	0	\$ 13,984.49
Town of Utica	Municipality	West Central Yankton County	6.27	0	\$ 8,678.15
Town of Volin	Municipality	East Central Yankton County	4.94	0	\$ 10,719.54
City of Yankton	Municipality	South Central Yankton County	3.28	0	\$ 1,346,097.50
Gayville Township *	Township	South East Yankton County	.26	.24	\$ 15,312.25
Jamesville Township	Township	North Central Yankton County	.25	0	\$ 3,948.36
Marindahl Township *	Township	East Central Yankton County	1.04	.30	\$ 22,369.43
Mayfield Township *	Township	North Central Yankton County	1.12	.63	\$ 27,858.16
Mission Hill North Township	Township	South Central Yankton County	.86	0	\$ 24,454.16
Turkey Valley Township *	Township	Northeast Yankton County	1.32	1.18	\$ 42,261.35
Utica North Township *	Township	South Central Yankton County	.26	.61	\$ 22,706.31
Volin Township *	Township	East Central Yankton County	.11	.51	\$ 15,264.31
Walshtown Township	Township	North Central Yankton County	.48	0	\$ 8,596.50
Central 95-56 Twsp. Unorg.	Secondary Road	North Central Yankton County	.71	0	\$ 11,179.08
Lesterville 95-57 Twsp. Unorg.	Secondary Road	Northwest Yankton County	.71	0	\$ 10,693.68
Mission Hill South 93-55 Unorg.	Secondary Road	South Central Yankton County	.71	0	\$ 31,218.19
Odessa 96-57 Twsp. Unorg.	Secondary Road	Northwest Yankton County	.71	0	\$ 9,634.89
Utica South Twsp. 93-56 Unorg.	Secondary Road	South Central Yankton County	.71	0	\$ 61,871.84
Ziskov North 94-57 Twsp. Unorg.	Secondary Road	West Central Yankton County	.71	0	\$ 12,134.15
Ziskov South 93-57 Twsp. Unorg.	Secondary Road	Southwest Yankton County	.71	0	\$ 27,737.84
Secondary Road Opt Out Totals	Secondary Road	All Unorganized Townships	0	.22	\$ 50,962.45
Irene Fire District	Fire District	See Figure # 10 on Page 33	.20	0	\$ 10,247.36
Lesterville Fire and Rescue	Fire District	See Figure # 10 on Page 33	.38	0	\$13,750.09
Menno Fire District	Fire District	See Figure # 10 on Page 33	.19	0	\$ 3,025.38
Tabor Fire District *	Fire District	See Figure # 10 on Page 33	.29	.14	\$ 5,345.96
Bon Homme School District 4-2	School District	See Figure #16 on Page 78	Varies	0	\$ 1,066.55
Gayville-Volin School District 63-1	School District	See Figure #16 on Page 78	Varies	0	\$ 736,136,.93
Irene School District 63-2	School District	See Figure #16 on Page 78	Varies	0	\$ 607,460.19
Menno School District 33-2 *	School District	See Figure #16 on Page 78	Varies	Varies	\$ 184,090.21
Scotland School District 04-3	School District	See Figure #16 on Page 78	Varies	0	\$ 303,392.84
Viborg School District 60-5	School District	See Figure #16 on Page 78	Varies	0	\$ 59,749.31
Yankton School District 63-3	School District	See Figure #16 on Page 78	Varies	0	\$ 9,595,433,.43
Increment District #1	Special District	City of Yankton Fox Run	Varies	0	\$ 466,990.42

* Includes Opt Out Revenues
Source: Yankton County Auditor, May 2003

Table 4 details the property tax income payable to the county for 2002. The data is divided by region or entity, and levy.

TABLE 4
County Tax Levies and Revenues by Location - 2002

Property Tax Sources	Sub-District	General Fund	Courthouse	Total Tax Revenues
Levies	.04	3.63	.04	3.71
Rural Properties	\$ 16,983.42	\$ 1,541,255.41	\$ 16,983.58	\$ 1,575,222.41
Town of Gayville	\$ 312.55	\$ 28,365.33	\$ 312.57	\$ 28,990.45
Town of Irene	\$ 19.95	\$ 1,810.59	\$ 19.95	\$ 1,850.49
Town of Lesterville	\$ 86.67	\$ 7,866.08	\$ 86.89	\$ 8,039.44
Town of Mission Hill	\$ 121.08	\$ 10,987.82	\$ 121.08	\$ 11,229.98
Town of Utica	\$ 55.36	\$ 55.37	\$ 5,024.19	\$ 5,134.92
Town of Volin	\$ 86.81	\$ 7,876.92	\$ 86.79	\$ 8,050.52
City of Yankton	\$ 16,415.73	\$ 1,489,735.84	\$ 16,415.86	\$ 1,522,567.43
Courthouse Opt Out (.35)	N/A	N/A	\$ 305,496.20	\$ 305,496.20
Sub-District Opt Out (.11)	\$ 96,013.05	N/A	N/A	\$ 96,013.05
Total Annual Revenues	\$ 130,094.62	\$ 3,087,953.36	\$ 344,546.91	\$ 3,562,594.89

Note: N/A= Not Applicable

Source: Yankton County Auditor, May 2003

The Courthouse opt-out revenues are dedicated to retire debt on the new administration building. The sub-district opt-out augments the revenues generated by the conservancy district levy. Revenues generated by the conservancy district levy and sub-district opt-out, fund the James River Water Development District.

There are nine special purpose entities within Yankton County. The taxes received from each entity are illustrated in **Table 5**.

TABLE 5
Special Purpose or Assessments - Yankton County - 2002

Name	Type	Affected Properties	Taxable Value	Opt Out	Annual Revenues
Clay Creek	Drainage	119	\$ 4,968	0	\$ 4,968
Garbage Assessment	Penalty	3	\$ 375	0	\$ 375
Lower James Water Development	Water Quality	297	\$ 9,024	0	\$ 9,024
Mission Hill Watershed	Drainage	30	\$ 1,263	\$ 1,053	\$ 2,316
Volin First Extension	Drainage	21	\$ 2,847	0	\$ 2,847
Weed Assessment	Penalty	4	\$ 1,914	0	\$ 1,914
Yankton - Clay Ditch #2	Drainage	29	\$ 11,443	0	\$ 11,443
Yankton – Clay Ditch	Drainage	159	\$ 6,571	0	\$ 6,571
Yankton Road Tax	Roads	4,799	\$ 220,115	0	\$ 220,115
Totals	N/A	5,461	\$ 258,520	\$ 1,053	\$ 259,573

Note: N/A = Not Applicable

Source: Yankton County Auditor, May 2003

In addition to those previously mentioned, seven utility companies pay taxes to the county. Their taxable value and amount paid is shown within **Table 6**.

TABLE 6
Utility Company Property Tax Revenues -Yankton County - 2002

Name	Type	Affected Parcels	Taxable Value	2002 Taxes
American Telephone and Telegraph (AT&T)	Communications	2	\$ 540	\$ 14.32
Iowa Public Service (MidAmerican Energy)	Natural Gas	5	\$ 2,647,964	\$ 69,897.42
Kaneb Pipeline	Motor Fuels	9	\$ 3,625,374	\$ 87,995.24
McCloud USA (Prairie Wave)	Communications	3	\$ 7,164.00	\$ 208.60
Northern Natural Gas	Natural Gas	3	\$ 357,084	\$ 8,772.78
Qwest Corporation	Communications	27	\$ 6,430,449	\$ 170,455.04
Northwestern Public Service	Electricity	52	\$ 13,594,976	\$ 348,050.60
Totals	N/A	101	\$ 26,690,551	\$ 685,394.00

Note: N/A = Not Applicable

Source: Yankton County Auditor, May 2003

Table 6 does not represent all taxes paid to the County by utility companies; these providers pay local taxes via three primary avenues. Utility taxes include: centrally assessed by the state; gross receipts; and levies as shown in **Table 6**.

The County's general tax levy on rural properties in 2002 totals \$4.17 per \$1,000 in valuation of real property and includes the following items and values:

General Fund 3.63
Sub-District .04
Sub-District Opt Out .11
Courthouse .04
Courthouse Opt Out .35

These figures do not include any school districts and special purpose district taxes such as drainage, water quality, or roads as these levies may vary throughout the County and are based on the location of the parcel or property. **Tables 4** and **5** provided a breakdown of general county taxes while **Table 3** identified other taxing authorities within the County.

TRANSPORTATION

The Yankton County Commission established a committee to review the County's road network on or about January 2002. The committee has been working with the County Highway Department and County Commission to review the existing policies with regards to the county road network.

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

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

The County has received requests to have additional roads added to the governmental or public grid for maintenance. In addition to these requests, the County has also been asked to upgrade specific roads by widening and hard surfacing. A point of discussion revolves around the County's refusal to add any new roads to the county grid since 1983. This issue is further complicated by the significant increase in rural residences over the past 10-20 years and their impact on the existing system.

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.

The existing road network and identification of jurisdictional ownership or responsibility is illustrated in **Figure 6**. The functional classification, as described above, of roads within the County is illustrated in **Figure 7**. 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. The road preservation language within an ordinance may prohibit development, construction, or other improvements on a sixty six (66) foot strip centered on these lines. 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 6

Road Base Layer with Jurisdictional Control

FIGURE 7

Functional Classification and Traffic Recorder Data

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.

Illustration of the four base items are found within **Figures 6 and 7**.

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. The County Highway Department's current road maintenance and improvement schedule, coupled with the work of the Road Committee, will provide the foundation for developing a county long-range plan. Once completed, this document can be incorporated into the County's Master Road Plan. Any road plan will be further enhanced by the work on road corridor, 1/16th line preservation, as previously mentioned and possibly road construction standards. The County Highway Department was recently authorized to begin setting up a GIS system on which the DOT road layer and other information may be loaded for daily activities and future planning or policy decisions. All of these elements will provide the County with a detailed road database on which it will be able to develop policies. **Figure 8** highlights proposed road upgrades, improvements, and existing roadways of concern within the County.

Bus Service:

Commercial intra or interstate bus service is currently unavailable in Yankton County. The nearest bus stop is in Vermillion, 30 miles east of Yankton. There are specialized transportation needs addressed throughout the county by ROCS, Yankton Transit, and the Veteran's Services.

Air Service/Airport:

Chan Gurney Airport within the City of Yankton along with those in Aberdeen, Brookings, Huron, Mitchell, Pierre, Rapid City, Sioux Falls, and Watertown are home to one of eight "Air Carrier" airports in South Dakota. The South Dakota Department of Transportation Office of Aeronautics utilizes seven categories in classifying the public airports within the state with "Air Carrier" being the highest and "Secondary Less Than Minimum Runway Standards" the lowest. In addition to the physical elements defining the airports within the State, there are economic factors. The airports in

FIGURE 8

Road Improvements and Areas of Concern

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 2001, these airports received the following amount of federal funds:

▪ Aberdeen	\$1,000,000
▪ Pierre	\$1,000,000
▪ Rapid City	\$1,795,087
▪ Sioux Falls	\$2,877,042

Since Chan Gurney 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.

In FY 2002 the Chan Gurney Airport received \$313,333 in grant funds to pay for design engineering on rehabilitation of a runway. The airport is also scheduled to receive \$3,710,180 in grant funds during Fiscal Year 2004 for rehabilitation of this runway and the high intensity runway lights.

There are numerous federal airport funding programs available yet, the Essential Air Service (EAS) program is most critical to Yankton County. The EAS program is designed to provide airlines operational subsidies to offset less than profitable passenger numbers. In Yankton County's situation, the EAS funds were cut resulting in a loss of commercial air service for the region. There have been and will continue to be a push for the return of commercial service in the County. This loss requires those individuals needing air service to drive elsewhere. The most popular airports for departure include Omaha, Sioux Falls, and Sioux City.

Rail Freight Service:

The State of South Dakota experienced a decrease of over 50% in "rail miles" during the late 1970's to early 1980's. A majority of factors are attributed to this significant decrease though the key influences were international embargos and an overall reduction in service areas by the major railroad companies. The period following saw the State of South Dakota invest in the rail infrastructure by purchasing lines and leasing the track rights to various rail companies. These actions assisted in reestablishing service to 1,848 of the original 4,420 track miles that were operational in the mid 1970's. As part of the State's investment, a rating or ranking system was established that identified lines as "Essential Core System" and "Local Option Lines". A core system line provides access from the larger grain production areas to the primary grain markets in the Pacific Northwest, Minneapolis, Duluth, and the Gulf of Mexico. A local option line was designated a feeder line thereby providing smaller terminals and markets access to the core lines and a larger marketplace.

There are two rail lines existing in Yankton County; only one was operational at the time of writing this document. The working line is designated a "core" line owned by the State of South Dakota and operated by the Burlington Northern Santa Fe (BNSF) Railroad. This is primarily a North-South line and follows the route described below:

- Aberdeen - South through Wolsey (west of Huron) – Woonsocket - Mitchell;
- Mitchell – South - East side of Highway 37 through Ethan, Dimock, Parkston, and Tripp;
- This line also serves a new "unit train grain handling facility" near the unincorporated town of Beardsley, between the Towns of Tripp and Parkston;

- Tripp - Southeast - Scotland - Northwest Yankton County;
- Lesterville - Utica - Napa Junction (3 miles West and 2 north of the 50/81 junction;
- Napa Junction – Yankton – Northeast toward Mission Hill – around the James River; and
- Southeast to Gayville – Meckling – Vermillion – Sioux City.

The second rail is referred to locally as the Napa Junction line and is currently non-operational. This line was designated a “local option line” designed to serve Charles Mix, Bon Homme, and Yankton Counties. There have been preliminary discussions with regards to reopening the rail line yet, as of today there has been no real movement towards becoming operational.

WATER SUPPLY

While the municipalities within the County enjoy fully developed water treatment and distribution systems, rural residents must rely on the Bon Homme-Yankton Water District (B-Y) or individual wells. The availability of a central water source is an essential development element. The B-Y system is in the process of upgrading its treatment and delivery capacities. **Figure 9** identifies the B-Y mains existing within Yankton County and range from 1 1/2” to 24” in size. 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 Yankton’s system, there are no formal plans to expand service to properties outside the City’s corporate limits.

SANITARY SEWER

There is very little central sanitary sewer service in the county, other than those systems within communities. There is one exception, Timberland Park. This system is operated and maintained as part of the development’s homeowners association. The residents utilize a lift station and piping to transport wastes to the City of Yankton and its treatment facility. The homeowners association is treated as a bulk user with a single monthly bill from the City; the residents are billed individually by the association.

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.

SOLID WASTE

Yankton 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 response to these regulations, Yankton and Clay Counties formed a joint powers agreement to operate a solid waste disposal facility near Vermillion, which complied with the provisions of the federal law. As part of this new agreement,

FIGURE 9
Water Supply Lines

the communities within Yankton County closed their individual dumps and began transporting their solid waste to the “Vermillion facility”. The large waste stream generated within the City of Yankton contributed to the development of alternative disposal facilities and a transfer station which were constructed at the site of the “old” landfill within the City of Yankton. The waste transfer station operates as a drop-off point for household and commercial wastes which are loaded onto walking floor semi-trailers and transported to the “Vermillion” facility for disposal. In addition to the transfer station, this facility has developed into a recycling center, yard waste drop-off point, and a construction and demolition waste disposal area. The “Vermillion” or Joint Powers Facility currently receives an average of 21,500 tons of municipal solid waste a year and has an estimated life expectancy of seventy five years remaining.

As of July 2003, the South Dakota Department of Environment and Natural Resources has issued two permits for “solid waste” or “restricted use” sites within the County which include one single use and one multiple use permit. These permits include the City of Yankton’s transfer station property within the City and a petroleum contaminated soil land farming site immediately West of the City of Yankton. The City is permitted to accept construction and demolition material for disposal, transfer municipal solid waste, dispose of lime sludge, and compost yard waste. In addition the City provides recycling facilities for drop-off at the transfer station property.

At the onset of the Subtitle D regulations, there was a strong emphasis placed on reducing the waste stream through recycling. Few markets for recyclables have proven to be stable or profitable. The initial demand for developing comprehensive recycling efforts or reduction in waste volume was mandated by the South Dakota Legislature and included the following requirements:

- Beginning on January 1, 1995, all yard wastes shall be eliminated from landfill wastes;
- Beginning July 1, 1995, all lead acid batteries and waste motor oil shall be eliminated from landfill wastes;
- Beginning on January 1, 1996, all white good appliances shall be eliminated from landfill wastes;
- Beginning on July 1, 1996, all office and computer paper shall be eliminated from landfill wastes;
- Beginning on January 1, 1997, all printed paper products, corrugated paper or other cardboard paper shall be eliminated from landfill wastes; and
- Beginning on July 1, 1997, all containers made from glass, plastic, aluminum or steel shall be eliminated from landfill wastes.

By the time the above reduction goals were suspended during the 1998 Legislative Session, most communities within the State had opted out of the requirements, due to the high expense ratio of recycling to landfilling. The 1999 Legislature repealed all recycling mandates. Even though these were repealed, certain provisions have remained in effect for Yankton County residents such as the bans on yard waste, lead acid batteries, waste oil, and white goods from the waste stream.

ELECTRICAL SERVICE

Northwestern Energy provides electrical service to the City of Yankton and the Towns of Lesterville, Mission Hill, Utica, and the unincorporated area of Valley View. The remaining communities of Gayville, Irene, and Volin along with the majority of the County’s rural population or those properties outside of the municipalities are provided electrical power by Bon Homme-Yankton Electric

Association. Properties on the eastern edge of the county receive electrical service from the Clay-Union Electric Cooperative.

Yankton County is the home to a hydropower facility at Gavins Point Dam. The electricity generated by the dam is “owned” by the Western Area Power Administration (WAPA) and marketed to member organizations or companies for distribution throughout the central and western United States power grid. In addition to hydropower, alternative energy proposals such as wind energy systems are being discussed for placement in northeast Yankton County at Turkey Ridge.

TELECOMMUNICATION SYSTEMS

Qwest Communications International Incorporated provides telecommunications service to both rural residents and those residing within the municipalities of the County. Qwest’s services are primarily local and are “hardwire” or landline (not wireless at this time). Long distance service is provided by numerous companies. The long distance market is an ever evolving market; therefore an attempt to identify all individual providers would be difficult.

In accordance with the Federal Communications Commission (FCC) regulations, there are only two cellular or digital service licensees or providers allowed per market. The immediate region including Yankton County is served by Cellular One and Verizon Wireless Communications. The next generation of wireless communications is Personal Communication Systems or PCS. Prior to auctioning off the licenses for PCS service, the FCC established six licenses per market area. While there are no PCS service providers currently operating within the county, additional tower construction will be an ongoing issue as additional providers and services are introduced to the market place.

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 “Mediacom” and “Prairie Wave Communications”. There are also numerous dial-up providers serving the county with Prairie Wave and Bon Homme-Yankton Electric Association, who also currently offers four levels of high speed wireless service including one in excess 1,000 k, enjoying a large market shares. The advent of wireless or broadband service may result in a significant shift amongst internet service providers.

MEDICAL SERVICES

Yankton 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. The South Dakota Medical Facilities Report of 2001 data as published in February of 2003 details 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 Sacred Heart - 110 Active Beds

Lewis and Clark Specialty Hospital - 6 Active Beds

George S. Mickelson Center for the Neurosciences – 239 Active Beds

Clinics:

Yankton Medical Clinic – 35 Physicians
Avera Sacred Heart Cancer Center – 2 Physicians

Non-Affiliated Providers:

Willcockson Eye Associates – 3 Physicians – 1 Optometrist
Yankton Ear, Nose, and Throat – 2 Physicians
Yankton Surgical Associates – 2 Physicians
Yankton Bone and Joint – 3 Physicians
Yankton Radiology – 2-3 Physicians
Yankton Regional Physical Medicine and Rehabilitation Center – 1 Physician
Yankton Urological Surgery – 2 Physicians
Yankton Anesthesiology – 2-3 Physicians

Long-term Care Nursing Facilities:

Avera Sacred Heart Sister James Majestic Bluffs - 113 Beds
Avera Sacred Heart Care Center - 74 Beds
South Dakota Human Services Center Geriatric Program – 69 Beds

Assisted Living Facilities:

Avera Majestic Bluffs – 29 Active Beds
Pine Lane Estates – 36 Active Beds
Pine Lane West - 10
Prairie Homes - 32

Home Health Care Providers:

Avera Sacred Heart Home Care Services
Yankton Medical Clinic Home Care Services

Hospice:

Avera Sacred Heart Hospice

General:

Avera Sacred Heart Majestic Bluffs – 30 Apartments and 4 Townhomes

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.

EMERGENCY SERVICES

Law Enforcement:

There are two local law enforcement agencies operating within the County; the Yankton County Sheriff's Office and the City of Yankton Police Department. While the two agencies do operate independent of each other, they cooperate in sharing resources such as dispatching, office space, and

detention facilities. The Yankton County Sheriff's Office fulfills law enforcement duties for the rural areas of the County and the Towns of Gayville, Lesterville, Mission Hill, Utica, and Volin.

There are three detention facilities, jails or prisons operating within the County and include the Yankton County-City of Yankton Jail, a United States Department of Justice Prison Camp, and two State of South Dakota facilities. As mentioned earlier, the County and City cooperate in the area of detention and maintain a jail with twenty-three cells. This facility is capable of holding thirty-two people in the general population, four in maximum security and up to six females on either a short or long term basis. Currently neither the County nor City has the capability of housing juveniles for more than a short term basis and must transport any juvenile offenders needing longer term holding to an appropriate juvenile detention center. The County primarily utilizes the Juvenile Detention Center in Sioux Falls of which the County is a member or the Turning Point facility sponsored by the Volunteers of America. In addition to the "local" facility, the State of South Dakota's Department of Corrections operates two different facilities as part of the State's penitentiary system. These subparts include a minimum security trustee unit on the grounds of the old Human Services Center. The State Department of Corrections also diverts some individuals requiring psychiatric care to the George S. Mickelson Center for the Neurosciences as patients, dependant upon sentencing. The United States government retained ownership of the vacant Yankton College property on May 5, 1988 and began renovations to convert the campus from a college to a minimum security federal prison. The facility was dedicated in September of the same year and accepted the first prisoners soon thereafter. The minimum security facility has operated within the center of the City of Yankton since that time.

Fire Protection:

Yankton County is served by eight different fire departments including the Irene Fire District, Lesterville Fire and Rescue, Menno Fire District, Tabor Fire District, Utica Fire Department, Gayville Fire Department, Volin Fire Department, and Yankton Fire Department. A map illustrating each entity's service area has been included as **Figure 10**. There is an array of fire department formats within Yankton County including a corporation (Lesterville), districts with taxing authority (Irene, Menno, and Tabor) 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. Yankton employs two full time persons, the Fire Chief and Fire Marshall. As an example, the City of Yankton currently has thirty-five volunteers who staff both the city and rural divisions. The City of Yankton carries an ISO rating of Class 5 with the rural area rated as a Class 9.

Ambulance Services:

Yankton County provides regular or ground ambulance service to the county's residents while fixed wing air transport is provided by Falcon Aviation. The larger hospitals in Sioux Falls (Avera McKennan and Sioux Valley) and Sioux City (Marian) serve the county with helicopter service. The Yankton County ambulance or Emergency Medical Service (EMS) is staffed with four full-time paramedics and approximately 30 volunteer emergency medical technicians ranging in qualifications from Basic to Intermediate and Paramedic. The County recently acquired and remodeled a building on the "corner" of Douglas Avenue and Eighth Street within the City of Yankton to house the EMS. The Yankton County EMS includes four ambulances, one first responder vehicle for use by the paramedic staff and one rescue vehicle, staffed by fire department personnel.

FIGURE 10

Fire Districts

CULTURAL AMENITIES

The county's residents are offered a diverse array of "cultural" 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 Yankton County include twenty-five churches, a senior citizen's center, three libraries, and one museum.

Those individuals who seek additional cultural enrichment are able to travel to larger venues with ease. The Washington Pavilion and Arena in Sioux Falls or the Arena and Orpheum Theater in Sioux City are less than ninety miles away while Omaha is a two and one half drive; Fargo is four, with Minneapolis about a five hour drive.

RECREATIONAL OPPORTUNITIES

Yankton County excels in offering quality recreational outlets. The recreational resources include the Missouri River and its impoundments, Lewis and Clark Lake and Lake Yankton. The vast amount of water provides excellent opportunities for fishing, paddling, sailing, and boating activities and is home to one of the region's best marinas and park systems. These venues regularly host visitors from western Iowa, Eastern Nebraska, and the State of South Dakota with many families making the County their weekend destination numerous times throughout the season. Those not seeking water based recreation can choose from the following list of venues within the City of Yankton alone:

- 10 Parks
- 2 Golf Courses
- Summit Activities Center
- Indoor Pools
- Outdoor Pools
- Baseball Diamonds
- Softball Diamonds
- Skateboard Park
- Hiking/Walking Trails
- Basketball Courts
- Tennis Courts
- Bike Trails

As mentioned earlier, Yankton County is home to abundant water resources (**Figure 11**). The County also provides excellent hunting opportunities for upland game, waterfowl, turkey, dove, and deer.

The South Dakota Department of Game, Fish and Parks conducted a regional recreation survey in the spring of 2002. The survey was conducted to provide input to the update of the State's Comprehensive Outdoor Recreation Plan (SCORP); a copy of which is available for public review at most Game, Fish, and Parks offices.

FIGURE 11

Water Resources

PLANNING CONSIDERATIONS

County Planning Challenges

The following community facility related challenges are expected to be encountered by Yankton 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 the bike trail to Lewis and Clark Lake.

Policy Recommendations

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

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

CHAPTER IV

DEMOGRAPHIC INFORMATION

POPULATION OVERVIEW

The concept of comparison groups was introduced in the first chapter. Certain data will be presented in comparison to three adjacent counties: Bon Homme, Clay, and Hutchinson along with the nine counties home to a Class I municipality and one “wild card” within the state, their respective major cities are identified in parentheses: Beadle (Huron), Brookings (Brookings), Brown (Aberdeen), Codington (Watertown), Davison (Mitchell), Hughes (Pierre), Lawrence (Spearfish), Lincoln (Canton), Minnehaha (Sioux Falls), and Pennington (Rapid City). Municipal, statewide, and national statistics are utilized, when appropriate. The statistics for individual communities within comparison counties may point to different conclusions than the overall county numbers.

Table 7 contains the historical growth rate for the control group along with Yankton County. The 2000 Census data showed Yankton County with a population of 21,652 persons. When compared to a population of 16,589 in 1930, the County experienced a 30.5% (5,063) increase in population. This may also be represented as an average annual increase of 723 persons per decade.

TABLE 7
Population Data - 1930 - 2000

Area	1930	1940	1950	1960	1970	1980	1990	2000	% of Change 1930-2000
Beadle	22,917	19,648	21,082	21,682	20,877	19,195	18,253	17,023	-25.7%
Bon Homme	11,737	10,241	9,440	9,229	8,577	8,059	7,089	7,260	-38.1%
Brookings	16,847	16,560	17,851	20,046	22,158	24,332	25,207	28,220	67.5%
Brown	31,458	29,676	32,617	34,106	36,920	36,962	35,580	35,460	12.7%
Clay	10,088	9,592	10,993	10,810	12,923	13,689	13,186	13,537	34.2%
Codington	17,457	17,014	18,944	20,220	19,140	20,885	22,698	25,897	48.3%
Davison	16,821	15,336	16,522	16,681	17,319	17,820	17,503	18,741	11.4%
Hughes	7,009	6,624	8,111	12,725	11,632	14,220	14,817	16,481	135.1%
Hutchinson	13,904	12,668	11,423	11,085	10,379	9,350	8,262	8,075	-41.9%
Lawrence	13,920	19,093	16,648	17,075	17,453	18,339	20,655	21,802	56.6%
Lincoln	13,918	13,171	12,767	12,371	11,761	13,942	15,427	24,131	73.4%
Minnehaha	50,872	57,697	70,910	86,575	95,209	109,435	123,809	148,281	191.5%
Pennington	20,079	23,799	34,053	58,195	59,349	70,361	81,343	88,565	341.1%
Yankton	16,589	16,725	16,804	17,551	19,039	18,952	19,252	21,652	30.5%
Average	18,830	19,132	21,298	24,883	25,910	28,253	30,220	33,938	N/A
South Dakota	692,849	642,961	652,740	680,514	666,257	690,768	696,004	754,844	9.0%
USA *	122,775,000	131,669,000	151,326,000	179,323,000	203,302,000	226,543,000	248,718,000	274,634,000	123.7%

Note: * United States numbers are rounded to nearest thousand

Sources: 1980 Census of Population, PC80-1-D43; 2000 Census of Population; 1994 and 1999 Statistical Abstract of the United States

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 smaller time frame including the aforementioned factors is presented in **Table 8**. This data set provides an overview of County populations within a 30-year period from 1970 to 2000, with calculations as to 10-year population changes and growth percentages.

TABLE 8
Population Comparison - 1970 - 2000

Entity	1970	1980	Difference 1970 - 1980	1990	Difference 1980 - 1990	2000	Difference 1990 - 2000	Percent of Population Difference	
								1970 - 2000	1990 - 2000
Beadle	20,877	19,195	-1,682	18,253	-942	17,023	-1,230	-18.5%	-6.7%
Bon Homme	8,577	8,059	-518	7,089	-970	7,260	171	-15.4%	2.4%
Brookings	22,158	24,332	2,174	25,207	875	28,220	3,013	27.4%	12.0%
Brown	36,920	36,962	42	35,580	-1,382	35,460	-120	-4.0%	-0.3%
Clay	12,923	13,689	766	13,186	-503	13,537	351	4.8%	2.7%
Codington	19,140	20,885	1,745	22,698	1,813	25,897	3,199	35.3%	14.1%
Davison	17,319	17,820	501	17,503	-317	18,741	1,238	8.2%	7.1%
Hughes	11,632	14,220	2,588	14,817	597	16,481	1,664	41.7%	11.2%
Hutchinson	10,379	9,350	-1,029	8,262	-1,088	8,075	-187	-22.2%	-2.3%
Lawrence	17,453	18,339	886	20,655	2,316	21,802	1,147	24.9%	5.6%
Lincoln	11,761	13,942	2,181	15,427	1,485	24,131	8,704	105.2%	56.4%
Minnehaha	95,209	109,435	14,226	123,809	14,374	148,281	24,472	55.7%	19.8%
Pennington	59,349	70,361	11,012	81,343	10,982	88,565	7,222	49.2%	8.9%
Yankton	19,039	18,952	-87	19,252	300	21,652	2,400	13.7%	12.5%
South Dakota	666,257	690,768	24,511	696,667	5,236	754,844	58,840	13.3%	8.5%

Source: 1970-2000 US Census D43

When comparing the percentage of growth within Yankton 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 **Tables 7 and 8**, the following total and annual growth rates were calculated:

- Long term growth rate (70 year): 1930 – 2000
 - Total growth: 30.5% or 5,063 persons total
 - Annual growth: .0044% or 73 persons per year
- Medium term growth rate (30 year): 1970 – 2000
 - Total growth: 13.7% or 2,613 persons total
 - Annual growth: .0046% or 88 persons per year
- Short term growth rate (10 year): 1990 – 2000
 - Total growth: 12.5% or 2,400 persons total
 - Annual growth: .0125% or 240 persons per year

Whereas the seventy year population trend within Yankton County was a 30.5% increase, a review of the same data for a thirty year period (1970-2000) saw a growth rate of 13.7%. The trend toward a slower rate is supported by the most recent decade, which had an increase of 12.5%.

A quick review of the growth rate for the other entities will provide an estimate of their annual growth rate when compared to the long, medium, and short term rates of Yankton County. An exact rate may be found by completing the same calculations for each identified area.

Analysis of recent annual trends may provide the most accurate view of the changing population base. Yankton County's population increased by 2,400 people between 1990 and 2000; the question then arises as to the cause of this significant increase in population. **Table 9** presents the annual populations for the period of 1990-2000.

TABLE 9
Annual Populations – 1990 - 2000

Entity	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	% of Change 1990-2000
Beadle	18,253	18,031	17,959	17,932	18,061	18,113	18,101	17,922	17,134	16,637	17,023	-6.7%
Bon Homme	7,089	7,046	6,998	7,044	7,007	7,108	7,148	7,381	7,257	7,185	7,260	2.4%
Brookings	25,207	25,174	25,475	25,874	26,261	26,331	26,097	26,131	25,956	25,931	28,220	12.0%
Brown	35,580	35,534	35,621	35,785	35,841	35,804	35,813	35,672	35,399	35,231	35,460	-0.3%
Clay	13,186	13,166	13,276	13,459	13,555	13,605	13,323	13,215	13,192	13,109	13,537	2.7%
Codington	22,698	22,954	23,307	23,984	24,533	24,823	25,102	25,455	25,433	25,353	25,897	14.1%
Davison	17,503	17,464	17,541	17,632	17,623	17,661	17,741	17,794	17,732	17,858	18,741	7.1%
Hughes	14,817	14,876	15,198	15,357	15,499	15,499	15,486	15,362	15,348	15,453	16,481	11.2%
Hutchinson	8,262	8,134	8,117	8,029	8,094	8,100	8,092	8,098	8,049	8,065	8,075	-2.3%
Lawrence	20,655	21,115	21,427	21,836	22,152	22,399	22,347	22,192	21,913	21,369	21,802	5.6%
Lincoln	15,427	15,529	15,869	16,466	16,982	17,626	18,338	19,481	20,448	21,660	24,131	56.4%
Minnehaha	123,809	126,756	129,794	131,944	134,848	136,396	138,446	138,686	140,397	142,821	148,281	19.8%
Pennington	81,343	83,533	84,502	85,800	86,271	86,939	86,676	86,996	87,323	88,117	88,565	8.9%
Yankton	19,252	19,711	19,926	20,243	20,535	20,682	20,690	20,844	20,989	21,190	21,652	12.5%
South Dakota	696,004	701,445	708,698	716,258	723,038	728,251	730,699	730,855	730,789	733,133	754,844	8.5%
United States*	248,718,000	252,639,000	255,374,000	258,083,000	260,599,000	263,044,000	265,463,000	268,008,000	270,196,000	272,641,000	274,634,000	10.4%

Source: USD BRB State Data Center; 2002 South Dakota Community Abstract
US Census Bureau, Population Division

Examination of the population trends of individual cities, towns, and townships within Yankton County shows the population trends and dispersion within the County (**Table 10**).

Please note that in researching and presenting census data for small political subdivisions, there is a greater chance of incomplete data, reconfigured boundaries, and new names for areas. Since the United States Census does not specifically identify unorganized townships and their respective populations as a group, an alternative method was utilized to obtain the most recent data. The Census Bureau utilizes sub-groups such as Census Blocks and Tracts to break population bases into geographic regions as well as political boundaries.

TABLE 10
Yankton County Township Populations - 1930 - 2000

Township	1930	1940	1950	1960	1970	1980	1990	1992	1994	1996	1998	2000
Gayville Township	476	413	305	274	239	207	199	175	177	180	180	218
Gayville Town	261	278	271	261	269	407	403	407	406	408	413	481
Irene Town (Part)	25	26	13	4	7	5	4	2	2	2	2	1
Jamesville Township	492	499	413	359	331	258	262	282	285	289	289	219
Lesterville Town	228	229	192	173	181	156	162	174	175	180	181	158
Lesterville Township	455	396	350	318	-	-	-	-	-	-	-	-
Marindahl Township	600	488	385	315	240	220	197	191	194	196	196	198
Mayfield Township	650	516	452	385	343	266	230	234	237	241	241	237
Mission Hill	184	195	169	165	161	197	181	186	190	195	193	183
Mission Hill Township	552	515	429	385	290	341	333	340	344	349	349	420
Turkey Valley Township	643	529	448	356	334	265	219	223	226	229	229	222
Utica Town	98	95	84	70	89	100	115	117	118	120	119	86
Utica Township	2,164	2,278	2,408	2,222	1,718	867	847	805	791	728	745	715
Volin Town	283	292	197	171	157	156	176	178	176	177	175	207
Volin Township	568	462	422	375	344	290	241	246	249	252	252	235
Walshtown Township	557	481	356	297	281	235	215	219	222	225	225	195
Yankton City	6,072	6,798	7,709	9,279	11,919	12,011	12,703	12,975	13,513	13,656	13,899	13,528
Ziskov Township	421	355	319	335	-	-	-	-	-	-	-	-
T93N R55W (Yankton to '41)	525	723	853	-	-	-	-	-	-	-	-	-
T93N R56W (Part - Utica South)	262	247	227	-	-	-	-	-	-	-	-	-
T93N R57W (Ziskov South)	227	167	130	-	-	-	-	-	-	-	-	-
T95N R56W Central)	453	420	388	-	-	-	-	-	-	-	-	-
T96N R57W (Odessa)	393	323	284	-	-	-	-	-	-	-	-	-
Yankton County	16,589	16,725	16,804	17,551	19,039	18,952	19,252	19,926	20,535	20,690	20,989	21,652

Sources: US Census Bureau; 2000 Community Abstract; South Dakota Population Data 1930-1950

The absence of data for the lake area complicates the analysis process. A review of the total population figures for known entities in 2000 is equal to 17,240 while the total population is 21,652 leaving 4,412 persons unaccounted for, the majority of which most likely reside in Utica South, Ziskov South, and Mission Hill South “Townships”.

The term population encompasses numerous subsections, 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 within **Table 11** identifies racial demographics. The data provides a picture of the racial diversity or lack thereof in certain areas of the State.

TABLE 11
Specified Racial Population Data

Entity	White	Black	American Indian	Asian	Native Hawaiian & Other Pacific Islander	Some Other Race	Two or More Races	Total Population	Minority Percent
Beadle	16,501	118	161	52	3	44	144	17,023	3.1%
Bon Homme	6,934	45	217	6	0	13	45	7,260	4.5%
Brookings	27,194	87	254	377	11	86	211	28,220	3.6%
Brown	33,854	100	964	142	31	63	306	35,460	4.5%
Clay	12,560	135	360	264	2	39	177	13,537	7.2%
Codington	25,054	35	365	73	4	148	218	25,897	3.3%
Davison	18,034	51	371	80	4	56	145	18,741	3.8%
Hughes	14,654	31	1,434	66	3	51	242	16,481	11.1%
Hutchinson	7,980	7	46	8	0	5	29	8,075	1.2%
Lawrence	20,884	51	476	72	11	73	235	21,802	4.2%
Lincoln	23,539	82	128	112	4	70	196	24,131	2.5%
Minnehaha	137,941	2,246	2,748	1,493	76	1,536	2,241	148,281	7.0%
Pennington	76,789	755	7,162	776	54	605	2,424	88,565	13.3%
Yankton	20,592	252	354	92	4	160	198	21,652	4.9%
South Dakota	669,404	4,685	62,283	4,378	261	3,677	10,156	754,844	11.3%
United States *	211,460	34,658	2,475	10,242	398	15,359	6,286	281,421	24.9%
Minority Percentage	90.4%	0.7%	6.3%	0.6%	0.0%	0.5%	1.4%	N/A	N/A

Note: United States Population in 1,000's

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

The minority population within Yankton 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.

POPULATION ANALYSIS

While general population data is useful in addressing general issues facing the County, it is necessary to group the 21,652 county into smaller divisions in order to evaluate service needs. The previous tables show that Yankton 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 12 and 13** contain a thirty year trend of youth and aged populations.

TABLE 12
Youth Population - Age 18 or Younger - 1970 - 2000

Entity	1970	1980	1990	2000	Population Difference 1970 - 2000	Population Difference 1990 - 2000
Beadle	7,252	5,251	4,901	4,199	-42.1%	-14.3%
Bon Homme	2,635	2,104	1,783	1,674	-36.5%	-6.1%
Brookings	6,247	5,591	5,753	5,860	-6.2%	1.9%
Brown	12,757	10,459	9,204	8,375	-34.3%	-9.0%
Clay	3,361	2,899	2,644	2,546	-24.2%	-3.7%
Codington	6,890	6,160	6,543	6,945	0.8%	6.1%
Davison	5,956	4,990	4,827	4,753	-20.2%	-1.5%
Hughes	4,515	4,535	4,427	4,583	1.5%	3.5%
Hutchinson	3,532	2,538	2,086	2,008	-43.1%	-3.7%
Lawrence	6,024	5,011	5,635	5,045	-16.3%	-10.5%
Lincoln	4,123	4,355	4,764	7,160	73.7%	50.3%
Minnehaha	35,174	31,444	33,526	38,796	10.3%	15.7%
Pennington	22,263	21,113	23,834	23,565	5.8%	-1.1%
Yankton	6,195	5,251	5,103	5,567	-10.1%	9.1%
South Dakota	241,175	205,606	198,973	202,649	-16.0%	1.8%

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

The potential impacts of an aging population are shown through the negative percentages for persons under the age of eighteen in nine of the fourteen counties within the control group for the decades of 1970-2000. The recent trend in Yankton County is promising when compared to the control group and state figures. In the previous decade, 1990-2000, the youth population increased by 9.1% versus 1.8% for the state as a whole. In the same period, there were only four other comparison counties with an increase. Two counties experienced greater increases and their growth may be attributed to a “Sioux Falls Factor”.

Data within **Table 13** focuses on that segment of the population base age 65 and older. Throughout the past 30 years, the segment of the population age 65 and older has increased in most parts of the state. There were four of the 14 counties who experienced a decrease in their aged population. The numbers are insignificant, with the exception of Bon Homme County.

TABLE 13
Aged Population - Age 65 or Older - 1970 - 2000

Area name	1970	1980	1990	2000	Population Difference 1970 - 2000	Population Difference 1990 - 2000
Beadle	2,674	2,822	3,315	3,295	23.2%	-0.6%
Bon Homme	1,341	1,515	1,580	1,513	12.8%	-4.2%
Brookings	2,300	2,605	2,973	3,065	33.3%	3.1%
Brown	4,003	4,714	5,383	5,744	43.5%	6.7%
Clay	1,125	1,271	1,376	1,364	21.2%	-0.9%
Codington	2,602	2,912	3,606	3,653	40.4%	1.3%
Davison	2,520	2,764	3,050	3,042	20.7%	-0.3%
Hughes	1,045	1,384	1,768	2,252	115.5%	27.4%
Hutchinson	1,792	2,043	2,119	2,118	18.2%	0.0%
Lawrence	1,887	2,394	2,934	3,192	69.2%	8.8%
Lincoln	1,847	2,120	2,208	2,516	36.2%	13.9%
Minnehaha	9,556	11,596	14,355	16,313	70.7%	13.6%
Pennington	4,518	5,921	8,107	10,451	131.3%	28.9%
Yankton	2,482	2,542	2,861	3,164	27.5%	10.6%
South Dakota	80,274	91,019	102,114	108,131	34.7%	5.9%

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

The data within **Table 14** provides the percentages of the total population as to youth and aged.

TABLE 14
Youth and Aged Population Bases - 1970 - 2000

Entity	1970		1980		1990		2000	
	Under 18	Over 65	Under 18	Over 65	Under 18	Over 65	Under 18	Over 65
Beadle	34.7%	12.8%	27.4%	14.7%	26.9%	18.2%	24.7%	19.4%
Bon Homme	30.7%	15.6%	26.1%	18.8%	25.2%	22.3%	23.1%	20.8%
Brookings	28.2%	10.4%	23.0%	10.7%	22.8%	11.8%	20.8%	10.9%
Brown	34.6%	10.8%	28.3%	12.8%	25.9%	15.1%	23.6%	16.2%
Clay	26.0%	8.7%	21.2%	9.3%	20.1%	10.4%	18.8%	10.1%
Codington	36.0%	13.6%	29.5%	13.9%	28.8%	15.9%	26.8%	14.1%
Davison	34.4%	14.6%	28.0%	15.5%	27.6%	17.4%	25.4%	16.2%
Hughes	38.8%	9.0%	31.9%	9.7%	29.9%	11.9%	27.8%	13.7%
Hutchinson	34.0%	17.3%	27.1%	21.9%	25.2%	25.6%	24.9%	26.2%
Lawrence	34.5%	10.8%	27.3%	13.1%	27.3%	14.2%	23.1%	3.2%
Lincoln	35.1%	15.7%	31.2%	15.2%	30.9%	14.3%	29.7%	10.4%
Minnehaha	36.9%	10.0%	28.7%	10.6%	27.1%	11.6%	26.2%	11.0%
Pennington	37.5%	7.6%	30.0%	8.4%	29.3%	10.0%	26.6%	11.8%
Yankton	32.5%	13.0%	27.7%	13.4%	26.5%	14.9%	25.7%	14.6%
South Dakota	36.1%	12.0%	29.8%	13.2%	28.6%	14.7%	26.8%	14.3%

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

Data as presented in percentile form provides a method of comparison between different entities. A review of the data in **Table 10** shows that in the year 2000 Yankton County's population included

25.7% persons age 18 and younger versus 26.8% for the state. Application of the same methodology for the age 65 and older group shows Yankton County with 14.6% and the state with 14.3%

A summary of **Tables 8-10** provides the following statistics:

- 25.7% or 5,567 people are below the age of 18;
- 14.6% or 3,161 are above the age of 65; and
- Yankton County's total population in 2000 was 21,652.

Subtracting the numbers for the aged and youth from the total county population leaves 12,924 persons between the ages of 18 and 65.

The previous three tables identified and detailed two population bases, those age 18 and younger and persons age 65 and older. **Table 15** complements this information by providing a quick overview of the entire Yankton County population. The information is presented by age classification for the 40 year period of 1960-2000.

TABLE 15
Detailed Population Base by Age Distribution - 1960 - 2000

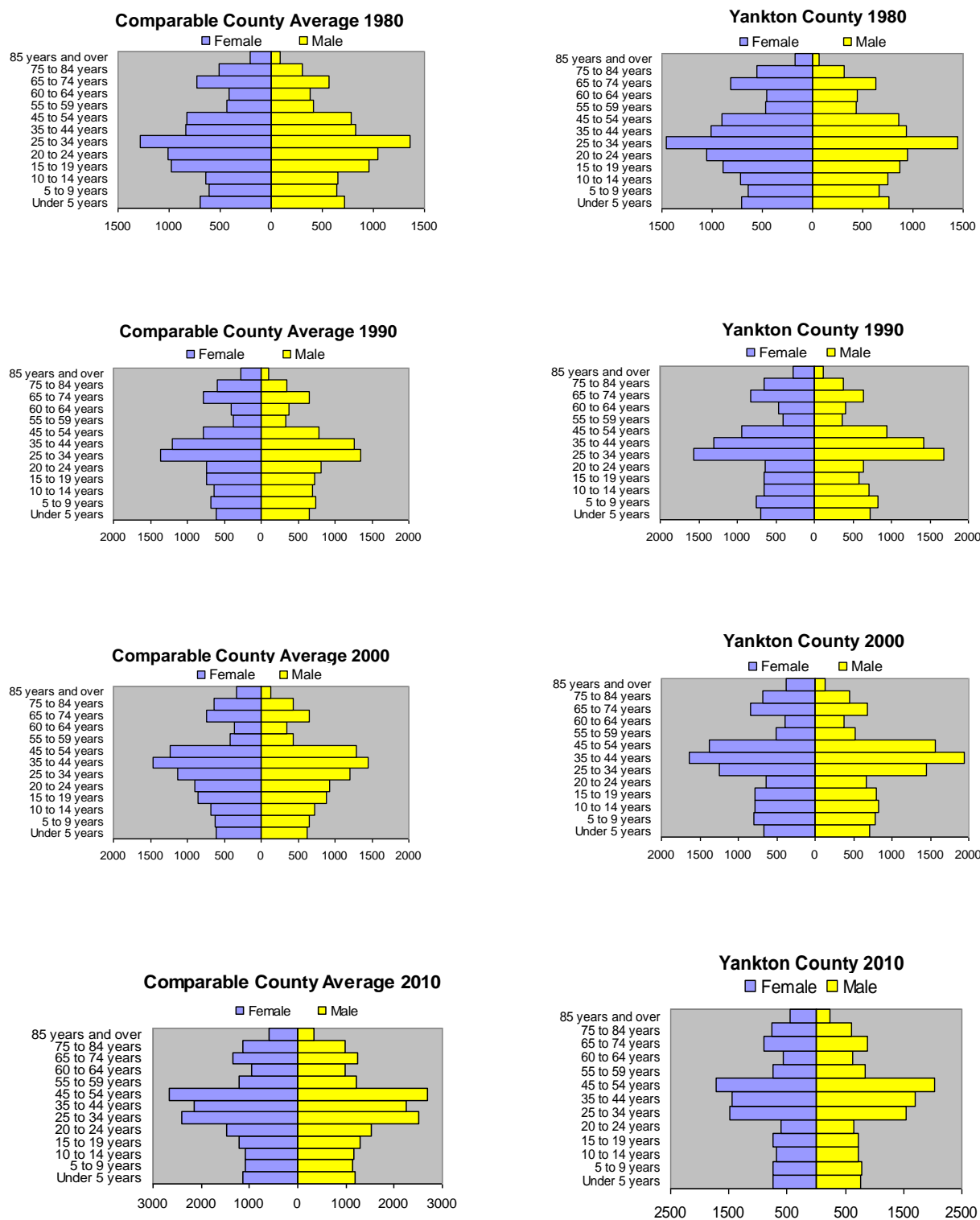
	<18	18-44	45-64	65+	Totals	Median Age
1960	6,362*	4,820*	4,009	2,360	17,551	32.8
1970	7,012*	5,521*	4,024	2,482	19,039	28.9
1980	5,251	7,595	3,564	2,542	18,952	29.5
1990	5,094	7,756	3,524	2,878	19,252	33.5
2000	5,567	8,166	4,755	3,164	21,652	37.0

Note: In 1960 and 1970, the Census age categories were recorded as <20 and 20-44

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

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 12** displays the population of Yankton County and an average of the comparison counties for the years 1980, 1990, 2000, and 2010.

**FIGURE 12
POPULATION PYRAMIDS**



Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts; USD BRB State Data Center South Dakota County Population Projections 2000-2015

Another way to display population is by calculating population densities and displaying these upon a map. A population density map is offered as **Figure 13**. The density was calculated by the number of occupied structures within a one-half mile radius of other occupied structures.

There are certain terms utilized when discussing statistics with two being the most common, median and mean. The term mean is synonymous with average and is calculated by addition of all the values in a data set and dividing by the number of values. In the case of 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. A median value as illustrated in **Table 16** is derived by dividing the data set into two equal parts and identifying the number falling between the two sets. In calculating the median age for Yankton County, the total population 12,652 and their respective ages were divided in half with an equal number of people falling above and below the median age.

TABLE 16
Median Ages by Entity - 1960 - 2000

Entity	1960	1970	1980	1990	2000	Difference in Years 1960 - 2000
Beadle	28.8	29.4	32.0	35.5	40.1	11.3
Bon Homme	31.3	30.5	33.2	37.6	40.3	9.0
Brookings	24.8	22.3	24.1	26.3	26.6	1.8
Brown	27.3	24.6	28.4	33.0	37.2	9.9
Clay	24.6	22.0	22.9	24.0	24.9	0.3
Codington	28.3	29.4	29.2	32.9	35.3	7.0
Davison	29.7	28.5	29.5	33.6	36.0	6.3
Hughes	24.8	26.6	29.1	33.3	37.5	12.7
Hutchinson	32.7	36.2	38.7	41.7	43.1	10.4
Lawrence	27.4	24.8	27.9	32.4	37.2	9.8
Lincoln	32.6	33.5	30.5	33.2	34.0	1.4
Minnehaha	27.1	25.9	28.1	31.4	33.5	6.4
Pennington	23.5	24.1	26.3	30.1	35.0	11.5
Yankton	32.8	28.9	29.5	33.5	37.0	4.2
Comparative County Average	29.5	31.3	32.5	36.0	39.5	10.0
South Dakota	27.7	27.4	28.9	32.4	35.6	7.9

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

The terms are similar and are mistakenly interchanged when discussing data, though the end result is generally different. The median age of persons residing within Yankton County was 37.0. This is the age at which one-half the population is older and the other half is younger. In comparing the County's median age to the control groups, six have a greater median age and seven are less. The other figure to examine is the increase of the County's median age. The lower the number the slower the County is aging or may be less likely to experience severe growing pains thereby viewed as a stable population base.

FIGURE 13

Yankton County Population Densities

POPULATION PROJECTIONS AND TRENDS

A population base is affected by many variables, one of which is natural progression. **Table 17** illustrates the birth and death rates over a 10-year period for Yankton, the comparative counties (including an average), and the State.

TABLE 17
Vital Statistics by Entity - 1990 - 2001

Entity	1990-1991		1992-1993		1994-1995		1996-1997		1998-1999		2000-2001	
	Births	Deaths	Births	Deaths	Births	Deaths	Births	Deaths	Births	Deaths	Births	Deaths
Beadle	489	452	484	422	460	414	419	399	379	373	370	412
Bon Homme	162	150	159	175	181	195	141	160	148	166	107	180
Brookings	661	339	642	317	653	326	638	374	627	359	660	376
Brown	925	657	903	708	922	680	963	682	910	746	905	735
Clay	289	205	278	170	308	186	308	203	308	194	329	201
Codington	673	422	711	459	756	439	742	460	742	471	702	456
Davison	521	396	511	367	490	395	495	378	499	391	493	364
Hughes	465	195	467	225	457	260	431	268	445	235	391	294
Hutchinson	173	242	181	238	185	242	191	261	184	265	178	258
Lawrence	574	350	552	366	497	363	461	405	435	359	453	374
Lincoln	416	254	462	286	481	278	524	276	671	314	825	309
Minnehaha	4,173	1,771	4,149	1,940	4,087	2,002	4,230	1,994	4,405	2,147	4,614	2,194
Pennington	3,269	1,070	2,958	1,231	2,738	1,118	2,619	1,231	2,662	1,350	2,747	1,318
Yankton	603	342	574	379	557	339	585	360	553	390	484	377
Totals	13,393	6,845	13,031	7,283	12,772	7,237	12,747	7,451	12,968	7,760	13,258	7,848
Averages	957	489	931	520	912	517	911	532	926	554	947	561
South Dakota	21,915	12,956	21,725	13,454	20,974	13,625	20,637	13,648	20,797	13,791	20,821	13,929

Sources: South Dakota Department of Health, Pierre South Dakota

Table 18 presents 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.

TABLE 18
Natural and Actual Migration Rates - 1990 - 2000

COUNTY	1991 POPULATION	2000 POPULATION	BIRTHS	DEATHS	NATURAL MIGRATION	2000 POTENTIAL	ACTUAL MIGRATION	MIGRATION PERCENT
Beadle	18,031	17,023	2,157	2,058	99	18,130	-1,107	-6.1%
Bon Homme	7,046	7,260	751	861	-110	6,936	324	4.6%
Brookings	25,174	28,220	3,220	1,741	1,479	26,653	1,567	6.2%
Brown	35,534	35,460	4,660	3,508	1,152	36,686	-1,226	-3.5%
Clay	13,166	13,537	1,529	967	562	13,728	-191	-1.5%
Codington	22,954	25,897	3,654	2,282	1,372	24,326	1,571	6.8%
Davison	17,464	18,741	2,508	1,919	589	18,053	688	3.9%
Hughes	14,876	16,481	2,221	1,241	980	15,856	625	4.2%
Hutchinson	8,134	8,075	912	1,236	-324	7,810	265	3.3%
Lawrence	21,115	21,802	2,453	1,843	610	21,725	77	0.4%
Lincoln	15,529	24,131	2,709	1,450	1,259	16,788	7,343	47.3%
Minnehaha	126,756	148,281	21,257	10,108	11,149	137,905	10,376	8.2%
Pennington	83,533	88,565	13,964	6,134	7,830	91,363	-2,798	-3.3%
Yankton	19,711	21,652	2,820	1,833	987	20,698	954	4.8%
South Dakota	701,445	754,844	116,394	74,488	41,906	743,351	11,493	1.6%

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

Tables 19-21 illustrate the population projections for Yankton and the comparative counties. Projection data was obtained from the State Data Center in Vermillion.

TABLE 19
General Population Figures and Projections by Entity - 1990 - 2020

Entity	1990	1995	2000	2005	2010	2015	2020	2000 – 2020 Change	% Change
Beadle	18,253	18,408	18,364	18,197	18,056	18,466	18,284	-80	-.44%
Bon Homme	7,089	7,143	7,113	7,088	7,114	7,149	7,170	57	.80%
Brookings	25,207	26,399	27,824	28,809	29,787	31,095	32,392	4,568	16.42%
Brown	35,580	35,890	36,006	35,299	35,787	36,148	36,365	359	1.0%
Clay	13,186	13,629	14,044	14,126	14,930	15,387	15,631	1,587	11.30%
Codington	22,698	24,287	25,783	27,299	28,377	29,344	30,178	4,395	17.05%
Davison	17,503	17,969	18,133	18,137	18,032	18,707	18,576	443	2.44%
Hughes	14,817	15,354	15,791	16,214	16,332	16,324	16,099	308	1.95%
Hutchinson	8,262	8,156	7,974	7,728	7,679	7,656	7,623	-351	-4.40%
Lawrence	20,655	22,444	24,178	25,931	28,005	30,151	32,278	8,100	33.50%
Lincoln	15,427	16,860	18,394	20,024	22,204	24,665	27,234	8,840	48.06%
Minnehaha	123,809	134,477	144,745	154,882	158,833	162,564	165,648	20,903	14.44%
Pennington	81,343	86,353	90,562	94,143	96,910	99,092	100,793	10,231	11.30%
Yankton	19,252	20,625	21,872	22,895	22,970	22,897	22,819	947	04.33%
South Dakota	696,004	726,043	750,772	770,805	786,940	802,556	816,105	65,333	8.70%

Sources: 2000 & 2002 South Dakota Community Abstracts

TABLE 20
Population Figures and Projections by Age - 19 or Younger - 1990 - 2020

Entity	1990	1995	2000	2005	2010	2015	2020	2000 – 2020 % Change	% 2000 Population	% 2020 Population
Beadle	5,312	5,361	5,161	4,896	4,820	5,245	5,142	-3.37%	28.10%	28.12%
Bon Homme	1,909	1,853	1,738	1,659	1,655	1,683	1,720	-1.04%	24.43%	23.99%
Brookings	7,755	8,019	7,928	7,583	7,992	8,314	8,624	8.78%	28.49%	26.62%
Brown	10,580	10,336	10,008	8,933	8,547	8,370	8,175	-18.32%	27.80%	22.48%
Clay	4,117	4,214	4,081	4,018	4,173	4,140	4,213	3.23%	29.06%	26.95%
Codington	7,150	7,417	7,449	7,403	7,709	7,815	7,812	4.87%	28.89%	25.89%
Davison	5,329	5,508	5,430	5,142	4,909	5,352	5,205	-4.14%	29.95%	28.02%
Hughes	4,728	4,698	4,544	4,375	4,245	4,118	3,861	-15.03%	28.78%	23.98%
Hutchinson	2,232	2,177	2,093	1,945	1,942	1,968	1,999	-4.49%	26.25%	26.22%
Lawrence	6,446	6,621	6,583	6,550	6,799	7,179	7,494	13.84%	27.23%	23.22%
Lincoln	5,078	5,673	5,571	5,767	6,342	7,344	8,307	49.11%	30.29%	30.50%
Minnehaha	37,048	40,176	41,675	41,839	41,902	42,587	42,893	2.92%	28.79%	25.89%
Pennington	26,059	27,022	27,232	26,468	25,916	25,292	25,179	-7.54%	30.07%	24.98%
Yankton	5,610	5,900	6,113	6,056	5,859	5,497	5,140	-18.92%	27.95%	22.53%
South Dakota	219,307	224,730	222,224	214,741	212,018	210,982	211,378	-4.88%	29.60%	25.90%

Sources: 2000 & 2002 South Dakota Community Abstracts

TABLE 21
Population Figures and Projections by Age - 65 or Older - 1990 - 2020

Entity	1990	1995	2000	2005	2010	2015	2020	2000 – 2020 % Change	% 2000 Population	% 2020 Population
Beadle	3,330	3,620	3,688	3,631	3,619	3,777	4,155	12.66%	20.08%	22.72%
Bon Homme	1,594	1,690	1,679	1,593	1,569	1,597	1,759	4.76%	23.60%	24.53%
Brookings	2,981	3,338	3,552	3,741	4,068	4,604	5,423	52.67%	12.77%	16.74%
Brown	5,362	6,021	6,305	6,304	6,567	7,158	8,026	27.30%	17.51%	22.07%
Clay	1,364	1,524	1,598	1,576	1,584	1,715	1,956	22.40%	11.38%	12.51%
Codington	3,622	4,101	4,408	4,722	5,080	5,750	6,888	56.26%	17.10%	22.82%
Davison	3,044	3,228	3,249	3,163	3,181	3,367	3,880	19.42%	17.92%	20.89%
Hughes	1,763	1,882	1,970	2,045	2,406	2,995	3,672	86.40%	12.48%	22.81%
Hutchinson	2,135	2,218	2,258	2,174	2,116	2,126	2,216	-1.86%	28.32%	29.07%
Lawrence	2,952	3,393	3,724	4,036	4,517	5,325	6,732	80.77%	15.40%	20.86%
Lincoln	2,209	2,406	2,629	2,810	3,361	4,167	5,255	99.89%	14.29%	19.30%
Minnehaha	14,393	17,077	19,332	21,106	21,756	23,595	27,270	41.06%	13.36%	16.46%
Pennington	8,133	10,342	12,305	14,004	15,807	18,420	21,754	76.79%	13.59%	21.58%
Yankton	2,878	3,285	3,470	3,633	3,832	4,187	4,888	40.86%	15.87%	21.42%
South Dakota	102,331	115,069	123,204	127,981	134,847	148,338	170,845	38.67%	16.41%	20.93%

Sources: 2000 & 2002 South Dakota Community Abstracts

The data in **Table 19-21** estimate the County's population trends for a twenty year period, 2000-2020. During this time the population base within the County is expected to shift in the following areas:

- ✓ General population is projected to increase by 5% from 2000-2010;
- ✓ General population is estimated to decrease less than 1% annually from 2010-2020;
- ✓ Total population may increase by 4.3% over the twenty year period of 2000-2020;
- ✓ Persons age 19 or younger, is projected to decrease by 15.9% from 2000-2020; and
- ✓ Persons, age 65 and above are expected to increase by nearly 41% during the same period.

Additional information on population characteristics may be obtained from the South Dakota State Data Center (Vermillion) or Planning and Development District III (Yankton.) Both these sources have state and federal statistics.

PLANNING CONSIDERATIONS

County Planning Challenges

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

- ✓ Continued population growth, especially among higher service "dependent" groups;
- ✓ Continued population growth around Yankton and Lewis and Clark Lake;
- ✓ Limited population improvements in small communities; and
- ✓ Gradual increases in the present minority population.

Policy Recommendations

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

- 1) Development proposals that build upon or complement health care or social services should be encouraged;
- 2) The county should explore new partnerships and regional cooperation in supporting social services; and
- 3) Public accessibility should be considered in evaluating development proposals.

CHAPTER V

HOUSING

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

Table 22 identifies the variety of housing options in 1990. The table shows 7,571 total housing units in the County of which 5,382 were single family units.

TABLE 22
Detailed Housing Units by Type - 1990

Entity	1 Unit Detached	1 Unit Attached	2 Units	3 - 4 Units	5 - 9 Units	10 - 19 Units	20 + Units	Mobile Home	Misc.	Total Units
Beadle	5,912	63	226	377	270	272	260	653	60	8,093
Bon Homme	2,629	8	11	43	126	45	24	181	20	3,087
Brookings	5,942	121	344	423	522	568	748	1,050	106	9,824
Brown	9,635	103	744	1,001	943	837	655	1,084	99	15,101
Clay	2,953	11	174	330	248	304	173	679	20	4,892
Codington	6,527	167	427	382	451	270	480	780	55	9,539
Davison	5,028	9	298	298	388	286	564	517	102	7,490
Hughes	3,665	19	214	180	489	285	473	891	39	6,255
Hutchinson	3,260	48	29	54	71	34	25	124	12	3,657
Lawrence	5,520	138	368	359	314	413	497	1,301	182	9,092
Lincoln	4,992	27	41	208	105	64	35	340	11	5,823
Minnehaha	30,867	954	2,150	2,248	2,427	3,606	4,153	3,006	369	49,780
Pennington	19,597	1,550	1,688	1,150	1,123	950	2,182	5,241	260	33,741
Yankton	5,234	148	252	271	251	435	270	601	109	7,571
County Averages	5,108	72	261	327	348	318	350	683	68	7,535
Yankton (City)	3,311	140	232	210	243	435	270	289	89	5,219
South Dakota	202,094	5,246	8,935	10,351	10,118	9,826	11,865	31,346	2,655	292,436

Source: 2000 US Census Table DP-1

A more current “snapshot” of housing stock is provided in **Table 23**. The data shows Yankton County’s housing stock increased by 1,269 units during the 10 year period of 1990-2000.

TABLE 23
Detailed Housing Units by Type - 2000

Entity	1 Unit Detached	1 Unit Attached	2 Units	3 - 4 Units	5 - 9 Units	10 - 19 Units	20 + Units	Mobile Home	Misc.	Total Units
Beadle	5,952	79	298	389	303	345	353	484	3	8,206
Bon Homme	2,526	14	36	58	114	70	24	165	0	3,007
Brookings	6,509	249	291	384	790	868	1,115	1,366	4	11,576
Brown	10,181	159	650	968	836	903	787	1,374	3	15,861
Clay	3,049	56	256	383	292	359	242	801	0	5,438
Codington	7,451	230	440	563	492	245	666	1,237	0	11,324
Davison	5,381	61	267	348	392	482	597	552	13	8,093
Hughes	4,012	55	232	255	521	253	614	1,108	5	7,055
Hutchinson	3,064	62	54	65	76	49	15	130	2	3,517
Lawrence	6,044	272	400	547	403	402	666	1,677	16	10,427
Lincoln	7,241	276	79	209	204	135	636	351	0	9,131
Minnehaha	36,903	1,741	1,916	2,556	2,866	3,924	6,419	3,902	10	60,237
Pennington	22,352	1,203	1,338	1,284	1,219	984	3,213	5,591	65	37,249
Yankton	5,989	222	244	412	252	442	375	902	2	8,840
County Averages	5,617	145	271	382	390	379	508	846	4	8,540
Yankton (City)	3,520	173	235	350	235	433	373	346	0	5,665
South Dakota	217,681	7,381	8,572	11,998	11,463	11,139	17,976	36,725	273	323,208

Source: 2000 US Census Table DP-1

The total growth of housing units from 1990-2000 equates to approximately 127 units per year. **Table 24** illustrates housing growth over a greater time period for each classification.

TABLE 24
Comparison of Yankton County Housing Units
General Type 1980 - 2000

TYPE	1980 Units	Percent Of Total Units	1990 Units	Percent Of Total Units	2000 Units	Percent Of Total Units	Percent Change 1980-2000	Percent Change 1990-2000
Single Family	5,129	71.6%	5,382	71.1%	6,211	70.3%	17.4%	13.3%
Multi Family	1,461	20.4%	1,479	19.5%	1,725	19.5%	15.3%	14.3%
Manufactured Homes	530	7.4%	601	7.9%	902	10.1%	41.2%	33.4%
Misc.	48	0.6%	109	1.4%	2	0.1%	N/A	N/A
TOTAL	7,168	100%	7,571	100%	8,840	100%	18.9%	14.4%

Sources: 1980, 1990, and 2000 Census of Housing, HC80-1-B43, 1990 CH-1-43, 2000 US Census table DP-1

In 1980 single family homes constituted 71.6% and multi-family accounted for 20.4% of the total housing units within Yankton County. These percentages decreased to 70.3 and 19.5 respectively by 2000. The decrease of these housing types was offset by a significant increase in the number of manufactured homes within the county.

Table 25 provides the vacancy rate and ownership data of all housing units within the county. The numbers show Yankton County with a fairly low vacancy rate of 7.4%.

TABLE 25
Housing Units by Occupancy - Ownership - Rental - 2000

Entity	Total Housing Units	Total Occupied Units	Percent Vacant	Owner Occupied Units	Renter Occupied Units
Beadle	8,206	7,210	12.1%	4,891	2,319
Bon Homme	3,007	2,635	12.4%	1,999	636
Brookings	11,576	10,665	7.9%	6,209	4,456
Brown	15,861	14,638	7.7%	9,703	4,935
Clay	5,438	4,878	10.3%	2,652	2,226
Codington	11,324	10,357	8.5%	7,267	3,090
Davison	8,093	7,585	6.3%	4,698	2,887
Hughes	7,055	6,512	7.7%	4,303	2,209
Hutchinson	3,517	3,190	9.3%	2,513	677
Lawrence	10,427	8,881	14.8%	5,754	3,127
Lincoln	9,131	8,782	3.8%	6,995	1,787
Minnehaha	60,237	57,996	3.7%	37,512	20,484
Pennington	37,249	34,641	7.0%	22,930	11,711
Yankton	8,840	8,187	7.4%	5,660	2,527
County Averages	8,540	7,793	8.7%	5,220	2,573
Yankton (City)	5,735	5,369	6.4%	3,322	2,047
South Dakota	323,208	290,245	10.2%	197,940	92,305

Note: County Average Does Not Include Minnehaha and Pennington Counties
Source: 2000 US Census Table DP-4

Table 26 lists the cost of homes within the County and the comparative entities for the year 2000. The table was broken into ranges to match U.S. Census data. The table also provides the median housing value for each entity. Home values within the county are represented within all ranges except the highest; yet the majority of homes are valued between \$50,000 and \$99,999 as reported to the U.S. Census Bureau.

TABLE 26
Value of Owner Occupied Housing Units - 2000

Entity	<\$50,000	\$50,000 - \$99,999	\$100,000 - \$149,000	\$150,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$499,999	\$500,000 - \$999,999	1 Million +	Median
Beadle	1,576	1,609	273	128	24	0	0	0	56,000
Bon Homme	707	501	72	4	4	3	0	0	46,100
Brookings	516	2,078	904	387	139	34	0	0	88,500
Brown	1,840	3,539	1,258	287	228	24	15	0	72,700
Clay	277	884	343	112	46	27	0	0	79,500
Codington	722	2,818	1,174	371	151	69	0	0	84,200
Davison	854	1,807	501	220	122	48	0	0	71,600
Hughes	259	1,645	912	328	98	19	0	0	94,400
Hutchinson	971	535	93	36	18	0	0	4	42,000
Lawrence	663	1,663	795	348	138	41	5	5	87,700
Lincoln	514	2,122	1,439	610	549	297	40	0	104,100
Minnehaha	1,084	13,890	10,224	3,022	1,671	530	65	29	101,200
Pennington	1,088	8,679	4,226	1,710	799	287	93	38	90,900
Yankton	741	2,283	749	171	158	30	7	0	77,900
County Averages	803	1,790	709	250	140	49	6	1	75,392
Yankton (City)	458	1,679	490	119	83	21	7	0	78,600
South Dakota	33,332	61,385	26,863	8,975	4,875	1,682	308	129	79,600

Note: County Average Does Not Include Minnehaha and Pennington Counties
Source: 2000 US Census Table DP-4

Data from the previous table (26) has been converted from numeric to percentage form within **Table 27**. A conversion to percentages provides another representation of housing values within an identified area and allows for easier comparisons by eliminating a size bias.

TABLE 27
Value of Owner Occupied Housing Units - In Percent - 2000

Entity	<\$50,000	\$50,000 - \$99,999	\$100,000 - \$149,000	\$150,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$499,999	\$500,000 - \$999,999	1 Million +
Beadle	43.7%	44.6%	7.6%	3.5%	0.7%	0%	0%	0%
Bon Homme	54.8%	38.8%	5.6%	0.3%	0.3%	0.2%	0%	0%
Brookings	12.7%	51.2%	22.3%	9.5%	3.4%	0.8%	0%	0%
Brown	25.6%	49.2%	17.5%	4%	3.2%	0.3%	0.2%	0%
Clay	16.4%	52.3%	20.3%	6.6%	2.7%	1.6%	0%	0%
Codington	13.6%	53.1%	22.1%	7%	2.8%	1.3%	0%	0%
Davison	24%	50.9%	14.1%	6.2%	3.4%	1.4%	0%	0%
Hughes	7.9%	50.4%	28%	10.1%	3%	0.6%	0%	0%
Hutchinson	58.6%	32.3%	5.6%	2.2%	1.1%	0%	0%	0.2%
Lawrence	18.1%	45.5%	21.7%	9.5%	3.8%	1.1%	0.1%	0.1%
Lincoln	9.2%	38.1%	25.8%	10.9%	9.9%	5.3%	0.7%	0%
Minnehaha	3.6%	45.5%	33.5%	9.9%	5.5%	1.7%	0.2%	0.1%
Pennington	6.4%	51.3%	25%	10.1%	4.7%	1.7%	0.5%	0.2%
Yankton	17.9%	55.2%	18.1%	4.1%	3.8%	0.7%	0.2%	0%
County Averages	25.2%	46.8%	17.4%	6.2%	3.2%	1.1%	0.1%	0.0%
Yankton (City)	22.7%	19.6%	14.3%	18.6%	10.1%	5.9%	6.9%	2%
South Dakota	24.2%	44.6%	19.5%	6.5%	3.5%	1.2%	0.2%	0.1%

Note: County Average Does Not Include Minnehaha and Pennington Counties
Source: 2000 US Census Table DP-4

The preceding tables show the highest amount of the County's owner occupied housing units fall between \$50,000 and \$99,999 in value. This "fact" 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 91% of the County's single family housing stock at less than \$199,999 and 73% below \$149,000. These tables also illustrate the effect growth has on housing values such as positive growth as seen in Lincoln County and little to no change in Hutchinson County.

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. Price is directly related to quality, age, and demand. Quality and age share a more indirect relationship. The data presented in **Tables 28** and **29** examine the age of structures. Yankton County was one of the earliest settled areas of the region and this situation is reflected in the fact that 2,246 of its 8,840 housing units were built on or before 1939.

TABLE 28
Years of Construction - Housing Units - Through 2002

Entity	<1939	1940 - 1959	1960 - 1969	1970 - 1979	1980 - 1989	1990 - 1994	1995 - 1998	1999 - 2002
Beadle	2,980	1,767	1,042	1,081	488	388	347	132
Bon Homme	1,506	452	273	408	175	82	76	16
Brookings	2,516	1,883	1,174	2,505	1,510	988	958	579
Brown	4,517	3,290	2,284	3,110	1,079	668	717	285
Clay	1,491	676	963	1,276	310	237	389	133
Codington	2,883	1,821	849	2,180	1,408	1,004	859	447
Davison	2,337	1,529	962	1,609	649	407	445	243
Hughes	1,021	1,232	800	2,027	846	517	446	210
Hutchinson	1,483	714	451	435	237	78	107	60
Lawrence	2,513	1,443	886	2,053	1,425	1,036	892	518
Lincoln	2,085	855	476	1,225	966	1,033	1,704	725
Minnehaha	9,318	11,027	6,242	11,974	9,221	5,384	5,546	5,647
Pennington	2,895	8,017	4,522	9,625	5,812	2,433	3,069	1,857
Yankton	2,246	1,440	1,060	1,707	844	548	734	189
County Averages	2,298	1,425	935	1,635	828	582	640	295
Yankton (City)	1,284	1,110	811	1,052	571	337	389	170
South Dakota	77,867	56,144	35,106	64,474	37,148	21,746	23,660	13,833

Note: County Average Does Not Include Minnehaha and Pennington Counties
Source: 2000 US Census Table DP-4

Table 29 provides the same data by percentage for more accurate comparisons.

TABLE 29
Years of Construction - Housing Units - In Percent - Through 2002

Entity	<1939	1940 - 1959	1960 - 1969	1970 - 1979	1980 - 1989	1990 - 1994	1995 - 1998	1999 - 2002
Beadle	36.3%	21.5%	12.7%	13.2%	5.9%	4.7%	4.2%	1.6%
Bon Homme	50.1%	15.0%	9.1%	13.6%	5.8%	2.7%	2.5%	0.5%
Brookings	21.7%	13.7%	10.1%	21.6%	13.0%	8.5%	8.3%	5.0%
Brown	28.5%	20.7%	14.4%	19.6%	6.8%	4.2%	4.5%	1.8%
Clay	27.4%	12.4%	17.7%	23.5%	5.7%	4.4%	7.2%	2.4%
Codington	25.5%	16.1%	7.5%	19.3%	12.4%	8.9%	7.6%	3.9%
Davison	28.9%	18.9%	11.9%	19.9%	8.0%	5.0%	5.5%	3.0%
Hughes	14.5%	17.5%	11.3%	28.7%	12.0%	7.3%	6.3%	3.0%
Hutchinson	42.2%	20.3%	12.8%	12.4%	6.7%	2.2%	3.0%	1.7%
Lawrence	24.1%	13.8%	8.5%	19.7%	13.7%	9.9%	8.6%	5.0%
Lincoln	22.8%	9.4%	5.2%	13.4%	10.6%	11.3%	18.7%	7.9%
Minnehaha	15.5%	18.3%	10.4%	19.9%	15.3%	8.9%	9.2%	9.4%
Pennington	7.8%	21.5%	12.1%	25.8%	15.6%	6.5%	8.2%	5.0%
Yankton	25.4%	16.3%	12.0%	19.3%	9.5%	6.2%	8.3%	2.1%
County Averages	29.0%	16.3%	11.1%	18.7%	9.2%	6.3%	7.1%	3.5%
Yankton (City)	22.7%	19.6%	14.3%	18.6%	10.1%	5.9%	6.9%	3.0%
South Dakota	24.1%	17.4%	10.9%	19.9%	11.5%	6.7%	7.3%	4.3%

Note: County Average Does Not Include Minnehaha and Pennington Counties
Source: 2000 US Census Table DP-4

The residents of Yankton County have witnessed a vigorous housing construction market over the past few years, which is represented in the percentage of homes constructed since 1999. While this growth has had a positive effect upon the County, it may take many years to offset the large percentage of homes constructed before 1939. 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. **Tables 30** and **31** illustrate the years of occupancy for Yankton and the identified comparative entities.

TABLE 30
Year of Occupancy - Housing Units - 2000

Entity	<1969	1970 - 1979	1980 - 1989	1990 - 1994	1995 - 1998	1999 to 3/2000
Beadle	905	944	1,115	1,185	1,671	1,390
Bon Homme	485	355	485	433	524	353
Brookings	771	810	1,382	1,567	2,936	3,199
Brown	1,501	1,591	2,127	2,465	4,018	2,936
Clay	402	470	662	517	1,385	1,442
Codington	769	933	1,641	2,073	2,750	2,191
Davison	657	749	1,051	1,253	2,277	1,585
Hughes	474	669	1,131	1,157	1,799	1,282
Hutchinson	629	425	648	473	734	281
Lawrence	588	820	1,330	1,580	2,605	1,958
Lincoln	651	868	1,199	1,468	2,728	1,868
Minnehaha	4,198	4,479	7,843	9,673	18,205	13,598
Pennington	2,025	2,730	5,080	5,757	10,862	8,187
Yankton	795	787	1,317	1,395	2,227	1,666
County Averages	719	785	1,174	1,297	2,138	1,679
Yankton (City)	436	450	822	954	1,423	1,259
South Dakota	29,320	30,044	44,998	47,898	81,194	56,791

Note: County Average Does Not Include Minnehaha and Pennington Counties
Source: 2000 US Census Table DP-4

In 2000, 47.5% of the homes within the county changed occupants within a 5 year period of 1995 – 2000. The information in **Table 31** shows Yankton County data as close to the comparison counties with the exception of those experiencing phenomenal growth or who are home to a major university with a transient population such as Brookings.

TABLE 31
Year of Occupancy - Housing Units - In Percent - 2000

Entity	<1969	1970 - 1979	1980 - 1989	1990 - 1994	1995 - 1998	1999 to 3/2000
Beadle	12.6%	13.1%	15.5%	16.4%	23.2%	19.3%
Bon Homme	18.4%	13.5%	18.4%	16.4%	19.9%	13.4%
Brookings	7.2%	7.6%	13.0%	14.7%	27.5%	30.0%
Brown	10.3%	10.9%	14.5%	16.8%	27.4%	20.1%
Clay	8.2%	9.6%	13.6%	10.6%	28.4%	29.6%
Codington	7.4%	9.0%	15.8%	20.0%	26.6%	21.2%
Davison	8.7%	9.9%	13.9%	16.5%	30.0%	21.1%
Hughes	7.3%	10.3%	17.4%	17.8%	27.6%	19.7%
Hutchinson	19.7%	13.3%	20.3%	14.8%	23.0%	8.8%
Lawrence	6.6%	9.2%	15.0%	17.8%	29.3%	22.0%
Lincoln	7.4%	9.9%	13.7%	16.7%	31.1%	21.3%
Minnehaha	7.2%	7.7%	13.5%	16.7%	31.4%	23.4%
Pennington	5.8%	7.9%	14.7%	16.6%	31.4%	23.6%
Yankton	9.7%	9.6%	16.1%	17.0%	27.2%	20.3%
County Averages	10.3%	10.5%	15.6%	16.3%	26.8%	20.6%
Yankton (City)	8.2%	8.4%	15.4%	17.9%	26.6%	23.6%
South Dakota	10.1%	10.4%	15.5%	16.5%	28.0%	19.6%

Note: County Average Does Not Include Minnehaha and Pennington Counties

Source: 2000 US Census Table DP-4

There are 8,840 total housing units within Yankton County of which 8,187 were occupied. The information in the tables deals only with occupied units. The age ranges will most likely identify widows or widowers, younger families, and retired couples. 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 Yankton County of 2.43 in 2000, 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 more in the range of 4-5 persons versus the actual number. **Table 32** provides a detailed breakdown of this data.

TABLE 32
Households by Type - 2000

Entity	Total	Families	Married Couple	Female Head	Non-Family	Single	Single 65>	Persons <18	Persons 65>	Average Size
Beadle	7,210	4,532	3,788	532	2,678	2,385	1,083	2,132	2,253	2.30
Bon Homme	2,635	1,786	1,577	135	849	777	435	782	971	2.38
Brookings	10,655	6,219	5,230	705	4,446	3,155	916	3,132	2,036	2.38
Brown	14,638	9,322	7,735	1,153	5,316	4,505	1,776	4,535	3,793	2.32
Clay	4,878	2,720	2,195	395	2,158	1,514	390	1,399	866	2.32
Codington	10,357	6,872	5,648	837	3,485	2,892	1,120	3,607	2,460	2.46
Davison	7,585	4,773	3,902	620	2,812	2,335	1,020	2,470	2,043	2.38
Hughes	6,512	4,310	3,516	582	2,202	1,938	672	2,301	1,442	2.41
Hutchinson	3,190	2,193	1,963	139	997	944	591	927	1,306	2.43
Lawrence	8,881	5,560	4,530	754	3,321	2,629	1,019	2,702	2,178	2.33
Lincoln	8,782	6,669	5,843	591	2,113	1,714	699	3,714	1,668	2.72
Minnehaha	57,996	37,573	30,014	5,508	20,423	16,122	5,002	20,518	11,124	2.46
Pennington	34,641	23,271	17,787	4,069	11,370	9,035	2,926	12,394	7,200	2.49
Yankton	8,187	5,407	4,456	680	2,780	2,398	981	2,809	2,073	2.43
County Averages	7,793	5,030	4,199	594	2,763	2,266	892	2,543	1,924	2.41
Yankton (City)	5,369	3,232	2,548	525	2,137	1,875	808	1,658	1,532	2.27
South Dakota	290,245	194,330	157,391	26,205	95,915	80,040	32,163	100,977	72,515	2.50

Note: County Average Does Not Include Minnehaha and Pennington Counties
 Source: 2000 US Census Table DP-4

The information in **Tables 32** and **33** is a combination of numerous data sources selected for importance and applicability to Yankton County. The first six columns of information identify the number of the different household types according to U.S. Census parameters. The issue of household type was first visited in discussing income when considering family versus household income. Columns 7-9 identify the occupants of these households by children or seniors while the final column provides the average household size.

TABLE 33
Households by Type - In Percent - 2000

Entity	Total	Families	Married Couple	Female Head	Non-Family	Single	Single 65>	Persons <18	Persons 65>
Beadle	100%	62.9%	52.5%	7.4%	37.1%	33.1%	15.0%	29.6%	31.2%
Bon Homme	100%	67.8%	59.8%	5.1%	32.2%	29.5%	16.5%	29.7%	36.9%
Brookings	100%	58.3%	49.0%	6.6%	41.7%	29.6%	8.6%	29.4%	19.1%
Brown	100%	63.7%	52.8%	7.9%	36.3%	30.8%	12.1%	31.0%	25.9%
Clay	100%	55.8%	45.0%	8.1%	44.2%	31.0%	8.0%	28.7%	17.8%
Codington	100%	66.4%	54.5%	8.1%	33.6%	27.9%	10.8%	34.8%	23.8%
Davison	100%	62.9%	51.4%	8.2%	37.1%	30.8%	13.4%	32.6%	26.9%
Hughes	100%	66.2%	54.0%	8.9%	33.8%	29.8%	10.3%	35.3%	22.1%
Hutchinson	100%	68.7%	61.5%	4.4%	31.3%	29.6%	18.5%	29.1%	40.9%
Lawrence	100%	62.6%	51.0%	8.5%	37.4%	29.6%	11.5%	30.4%	24.5%
Lincoln	100%	75.9%	66.5%	6.7%	24.1%	19.5%	8.0%	42.3%	19.0%
Minnehaha	100%	64.8%	51.8%	9.5%	35.2%	27.8%	8.6%	35.4%	19.2%
Pennington	100%	67.2%	51.3%	11.7%	32.8%	26.1%	8.4%	35.8%	20.8%
Yankton	100%	66.0%	54.4%	8.3%	34.0%	29.3%	12.0%	34.3%	25.3%
County Averages	100%	64.8%	54.4%	7.4%	35.2%	29.2%	12.1%	32.3%	26.1%
Yankton (City)	100%	60.2%	47.5%	9.8%	39.8%	34.9%	15.0%	30.9%	28.5%
South Dakota	100%	67.0%	54.2%	9.0%	33.0%	27.6%	11.1%	34.8%	25.0%

Note: County Average Does Not Include Minnehaha and Pennington Counties
Source: 2000 US Census, Summary File Tape 1

The following tables focus on the County and a select group of the internal political subdivisions. One of the key statistics within Yankton County involves the current population dispersion and potential growth areas.

TABLE 34
Town and Township Housing Occupancy Data - 2000

Entity	Total Units	Total Occupied	Owner Occupied	%	Renter Occupied	%	Total Vacant Units	%
Central Twsp.	105	83	72	86.7%	11	13.3%	22	21.0%
GayvilleTown	182	169	131	77.5%	38	22.5%	13	7.1%
Gayville Twsp.	92	87	65	74.7%	22	25.3%	5	5.4%
Irene (part)	2	1	1	100.0%	0	0.0%	1	50.0%
Jamesville Twsp.	62	59	39	66.1%	20	33.9%	3	4.8%
Lesterville	73	63	50	79.4%	13	20.6%	10	13.7%
Lesterville Twsp.	118	103	84	81.6%	19	18.4%	15	12.7%
Marindahl Twsp.	79	73	57	78.1%	16	21.9%	6	7.6%
Mayfield Twsp.	84	80	71	88.8%	9	11.3%	4	4.8%
Mission Hill	76	71	57	80.3%	14	19.7%	5	6.6%
Mission Hill North Twsp.	155	145	117	80.7%	28	19.3%	10	6.5%
Mission Hill South Twsp.	434	365	295	80.8%	70	19.2%	70	16.1%
Odessa Twsp.	52	47	35	74.5%	12	25.5%	5	9.6%
Turkey Valley Twsp.	79	78	60	76.9%	18	23.1%	1	1.3%
Utica	43	39	26	66.7%	13	33.3%	4	9.3%
Utica North Twsp.	123	114	83	72.8%	31	27.2%	9	7.3%
Utica South Twsp.	668	620	561	90.5%	59	9.5%	48	7.2%
Volin	81	74	52	70.3%	22	29.7%	7	8.6%
Volin Twsp.	94	92	75	81.5%	17	18.5%	2	2.1%
Walshtown Twsp.	80	74	55	74.3%	19	25.7%	6	7.5%
Ziskov North Twsp.	72	66	57	86.4%	9	13.6%	6	8.3%
Ziskov South Twsp.	335	296	280	94.6%	16	5.4%	39	11.6%
Yankton County	8,840	8,187	5,660	69.1%	2,527	30.9%	653	7.4%
Yankton (City)	5,735	5,369	3,322	61.9%	2,047	38.1%	366	6.4%
Township Average	140	127	106	83.5%	23	18.1%	13	9.3%
% of County Units	64.9%	65.6%	58.7%	89.5%	81.0%	123.5%	56.0%	86.4%

Source: 2000 Census Book PHC1-43; Summary File Tape 1

Table 34 introduces the data relating to the different growth patterns within Yankton County. Data relating to ownership and rentals provides an insight to areas of the county subject to a more transient population. The information in **Table 35** details demographic information such as age of occupants and more specific family status.

TABLE 35
Yankton County Households by Township and Type - 2000

Entity	Total	Families	Married Couple	Female Head	Non-Family	Single	Single 65>	Persons <18	Persons 65>	Average Size
Central Twsp.	83	57	54	1	17	14	2	32	9	3.22
GayvilleTown	169	111	95	12	58	51	27	60	47	2.47
Gayville Twsp.	87	61	56	3	26	26	9	32	20	2.51
Irene (part)	1	0	0	0	1	1	1	0	1	1.00
Jamesville Twsp.	59	49	45	2	10	10	4	30	13	3.71
Lesterville	63	46	37	5	17	15	9	23	22	2.51
Lesterville Twsp.	103	66	56	6	19	16	8	42	27	2.80
Marindahl Twsp.	73	53	47	1	20	13	8	25	13	2.71
Mayfield Twsp.	80	64	62	1	16	13	6	31	23	2.96
Mission Hill	71	57	46	4	14	12	2	66	15	2.58
Mission Hill Twsp.	145	117	109	6	28	20	9	62	27	2.90
Mission Hill South Twsp.	365	227	170	36	96	91	18	138	42	2.56
Odessa Twsp.	47	23	22	0	8	7	2	17	16	2.78
Turkey Valley Twsp.	78	65	59	3	13	10	4	29	17	2.85
Utica	39	19	15	3	20	17	5	11	11	2.21
Utica North Twsp.	114	90	83	2	24	21	9	45	24	2.80
Utica South Twsp.	620	454	403	28	91	82	18	278	68	2.81
Volin	74	54	39	8	20	18	8	34	14	2.80
Volin Twsp.	92	72	67	4	20	17	6	29	20	2.55
Walshtown Twsp.	74	54	48	2	20	19	9	27	21	2.64
Ziskov North Twsp.	66	42	39	0	8	12	4	23	16	2.34
Ziskov South Twsp.	296	209	193	11	37	37	9	107	50	2.41
Yankton County	8,187	5,407	4,456	680	2,780	2,398	981	2,809	2,073	2.43
Township Averages	127	95	83	7	27	24	8	54	23	2.64
Yankton (City)	5,369	3,232	2,548	525	2,137	1,875	808	1,658	1,532	2.27
% of County Units	100%	66%	54%	8%	34%	29%	12%	34%	25%	N/A

Source: 2000 Census Book PHC1-43; Summary File Tape 1

The data sets within the two tables mirror what the general population would expect with possibly a few exceptions. If someone unfamiliar with Yankton County were to examine the data, they may assume that towns existed in areas where there were none. The City of Yankton would be the largest city followed by Utica South, Mission Hill South, and Ziskov South; none of which have an incorporated municipality, other than Yankton.

Table 36 reiterates data presented in earlier tables by percentile allowing for easier review. The older or senior population is located in or very near towns or cities.

TABLE 36
Yankton County Households by Township and Type - In Percent - 2000

Entity	Total	Families	Married Couple	Female Head	Non-Family	Single	Single 65>	Persons <18	Persons 65>
Central Twsp.	83	68.7%	65.1%	1.2%	20.5%	16.9%	2.4%	38.6%	10.8%
GayvilleTown	169	65.7%	56.2%	7.1%	34.3%	31.2%	16.0%	35.5%	27.8%
Gayville Twsp.	87	70.1%	64.4%	3.4%	29.9%	29.9%	10.3%	36.8%	23.0%
Irene (part)	1	0%	0%	0%	100%	100%	100%	0%	100%
Jamesville Twsp.	59	83.1%	76.3%	3.4%	16.9%	16.9%	6.8%	50.8%	22.0%
Lesterville	63	73.0%	58.7%	7.9%	27.0%	23.8%	14.3%	36.5%	34.9%
Lesterville Twsp.	103	64.1%	54.4%	5.8%	18.4%	15.5%	7.8%	40.8%	26.2%
Marindahl Twsp.	73	72.6%	64.4%	1.4%	27.4%	17.8%	11.0%	34.2%	17.8%
Mayfield Twsp.	80	80.0%	77.5%	1.3%	20.0%	16.3%	7.5%	38.8%	28.8%
Mission Hill	71	80.3%	64.8%	5.6%	19.7%	16.9%	2.8%	33.8%	21.1%
Mission Hill North Twsp.	145	80.7%	75.2%	4.1%	19.3%	13.8%	6.2%	42.8%	18.6%
Mission Hill South Twsp.	365	62.2%	46.6%	9.9%	26.3%	24.9%	4.9%	37.8%	11.5%
Odessa Twsp.	47	48.9%	46.8%	0%	17.0%	14.9%	4.3%	36.2%	34.0%
Turkey Valley Twsp.	78	83.3%	75.6%	3.8%	16.7%	12.8%	5.1%	37.2%	21.8%
Utica	39	48.7%	38.5%	7.7%	51.3%	43.6%	12.8%	28.2%	28.2%
Utica North Twsp.	114	78.9%	72.8%	1.8%	21.1%	18.4%	7.9%	39.5%	21.1%
Utica South Twsp.	620	73.2%	65.0%	4.5%	14.7%	13.2%	2.9%	44.8%	11.0%
Volin	74	73.0%	52.7%	10.8%	27.0%	24.3%	10.8%	45.9%	18.9%
Volin Twsp.	92	78.3%	72.8%	4.3%	21.7%	18.5%	6.5%	31.5%	21.7%
Walshtown Twsp.	74	73.0%	64.9%	2.7%	27.0%	25.7%	12.2%	36.5%	28.4%
Ziskov North Twsp.	66	63.6%	59.1%	0%	12.1%	18.2%	6.1%	34.8%	24.2%
Ziskov South Twsp.	296	70.6%	65.2%	3.7%	12.5%	12.5%	3.0%	36.1%	16.9%
Yankton County	8,187	66.0%	54.4%	8.3%	34.0%	29.3%	12.0%	34.3%	25.3%
Yankton (City)	5,369	60.2%	47.5%	9.8%	39.8%	34.9%	15.0%	30.9%	28.5%

Source: 2000 Census, Summary File Tape 1

The age of housing is detailed in **Table 37**. As a point of clarification, the area described as “West Yankton UT” is defined by the U.S. Census bureau and includes the unorganized townships on the western side of the County including Odessa, Lesterville, Central, Ziskov North, Ziskov South and Utica South. Data is not readily available for individual unorganized townships. The assumption is that most development within the West Yankton UT area occurs in Ziskov South and Utica South, unorganized townships bordering Lewis and Clark Lake. This situation becomes evident when examining the rate of growth, as compared to more rural and agriculturally strong areas such as Marindahl or Odessa Townships.

TABLE 37
Yankton County Township's Housing Units by Year of Construction - 2000

Entity	<1939	1940 - 1959	1960 – 1969	1970 - 1979	1980 - 1989	1990 - 1994	1995 - 1998	1999 to 3/2000
GayvilleTown	67	19	18	42	16	2	12	2
Gayville Twsp.	44	19	4	4	8	7	6	2
Irene (part)	2	0	0	0	0	0	0	0
Jamesville Twsp.	23	7	5	23	6	0	0	0
Lesterville	28	2	6	30	2	7	4	2
Marindahl Twsp.	56	5	0	7	1	0	0	2
Mayfield Twsp.	66	17	0	4	2	0	2	0
Mission Hill	36	16	4	13	0	7	0	2
Mission Hill North Twsp.	65	20	12	59	9	5	12	0
Mission Hill South Twsp.	97	28	66	70	57	49	41	10
Turkey Valley Twsp.	49	11	4	9	2	2	0	2
Utica	19	2	9	7	2	0	4	0
Utica North Twsp.	53	0	19	15	28	0	11	12
Volin	34	13	6	9	5	0	9	0
Volin Twsp.	53	14	6	9	5	0	0	0
Walshtown Twsp.	54	15	2	3	0	0	6	3
West Yankton UT	216	142	88	351	130	132	238	113
Yankton County	2,246	1,440	1,060	1,707	844	548	734	261
Yankton (City)	1,284	1,110	811	1,052	571	337	389	111
Township Average	57	19	15	39	16	12	20	9
% of County Units	25.4%	16.3%	12.0%	19.3%	9.5%	6.2%	8.3%	3.0%

Source: 2000 US Census Table DP-4, SF-3

There were 734 homes built within the county in the three year period from 1995 - 1998 of which 53% were constructed in the City of Yankton and 32.4% in the West Yankton UT area.

Table 38 presents the year of construction data in percentages. This information reiterates earlier data and illustrates the different growth rates within the county.

The data collection process does not allow for updating of information. Therefore, the information for the period 1999 - March of 2000 within **Tables 37-40** is the most recent data available.

TABLE 38
Yankton County Township's Housing Units by Year of Construction - In Percent - 2000

Entity	<1939	1940 – 1959	1960 – 1969	1970 – 1979	1980 – 1989	1990 – 1994	1995 – 1998	1999 to 3/2000
GayvilleTown	37.6%	10.7%	10.1%	23.6%	9.0%	1.1%	6.7%	1.1%
Gayville Twsp.	46.8%	20.2%	4.3%	4.3%	8.5%	7.4%	6.4%	2.1%
Irene (part)	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Jamesville Twsp.	35.9%	10.9%	7.8%	35.9%	9.4%	0.0%	0.0%	0.0%
Lesterville	34.6%	2.5%	7.4%	37.0%	2.5%	8.6%	4.9%	2.5%
Marindahl Twsp.	78.9%	7.0%	0.0%	9.9%	1.4%	0.0%	0.0%	2.8%
Mayfield Twsp.	72.5%	18.7%	0.0%	4.4%	2.2%	0.0%	2.2%	0.0%
Mission Hill	46.2%	20.5%	5.1%	16.7%	0.0%	9.0%	0.0%	2.6%
Mission Hill North Twsp.	35.7%	11.0%	6.6%	32.4%	4.9%	2.7%	6.6%	0.0%
Mission Hill South Twsp.	23.2%	6.7%	15.8%	16.7%	13.6%	11.7%	9.8%	2.4%
Turkey Valley Twsp.	62.0%	13.9%	5.1%	11.4%	2.5%	2.5%	0.0%	2.5%
Utica	44.2%	4.7%	20.9%	16.3%	4.7%	0.0%	9.3%	0.0%
Utica North Twsp.	38.4%	0.0%	13.8%	10.9%	20.3%	0.0%	8.0%	8.7%
Volin	44.7%	17.1%	7.9%	11.8%	6.6%	0.0%	11.8%	0.0%
Volin Twsp.	60.9%	16.1%	6.9%	10.3%	5.7%	0.0%	0.0%	0.0%
Walshtown Twsp.	65.1%	18.1%	2.4%	3.6%	0.0%	0.0%	7.2%	3.6%
West Yankton UT	15.3%	10.1%	6.2%	24.9%	9.2%	9.4%	16.9%	8.0%
Yankton County	25.4%	16.3%	12.0%	19.3%	9.5%	6.2%	8.3%	3.0%
Yankton (City)	22.7%	19.6%	14.3%	18.6%	10.1%	5.9%	6.9%	2.0%

Source: 2000 US Census Table DP-4, SF-3

The nine year period of 1970-1979 was the most aggressive housing construction period within the county. This was also the period when the lake area “opened” for development. Rural housing development such as lake homes came about with the advent and availability of rural water service in the region.

The information within **Table 39** tracks the progression of housing occupancy within the county's sub sections such as towns and townships.

TABLE 39
Yankton County Township's Housing Units by
Year Householder Moved Into Unit - 2000

Entity	<1969	1970 – 1979	1980 – 1989	1990 – 1994	1995 – 1998	1999 to 3/2000	Total Units Occupied
GayvilleTown	13	19	28	33	51	22	166
Gayville Twsp.	16	7	21	13	21	9	87
Irene (part)	2	0	0	0	0	0	2
Jamesville Twsp.	18	15	9	5	13	0	60
Lesterville	4	14	4	12	27	8	69
Marindahl Twsp.	18	6	17	8	11	5	65
Mayfield Twsp.	18	16	17	19	6	7	83
Mission Hill	13	14	9	15	13	8	72
Mission Hill North Twsp.	27	39	13	40	41	4	164
Mission Hill South Twsp.	36	30	55	53	72	92	338
Turkey Valley Twsp.	18	12	14	6	17	12	79
Utica	5	5	4	5	14	7	40
Utica North Twsp.	16	0	30	13	54	23	136
Volin	6	4	14	8	17	27	76
Volin Twsp.	22	7	25	7	22	4	87
Walshtown Twsp.	20	19	10	3	24	5	81
West Yankton UT	107	130	225	201	401	174	1,238
Yankton County	795	787	1,317	1,395	2,227	1,666	8,187
Yankton (City)	436	450	822	954	1,423	1,259	5,344
Township Average	21	20	29	26	47	24	167
% of County Units	9.7%	9.6%	16.1%	17.0%	27.2%	20.3%	100.0%

Source: 2000 US Census Table DP-4, SF-3

Tables 39 and 40 illustrate the movement of the population base to more residential areas.

This trend becomes more apparent when examining the data as percentages (Table 40).

TABLE 40
Yankton County Township's Housing Units by Year Householder
Moved Into Unit and Percent - 2000

Entity	<1969	1970 - 1979	1980 - 1989	1990 - 1994	1995 - 1998	1999 to 3/2000
GayvilleTown	7.8%	11.4%	16.9%	19.9%	30.7%	13.3%
Gayville Twsp.	18.4%	8.0%	24.1%	14.9%	24.1%	10.3%
Irene (part)	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Jamesville Twsp.	30.0%	25.0%	15.0%	8.3%	21.7%	0.0%
Lesterville	5.8%	20.3%	5.8%	17.4%	39.1%	11.6%
Marindahl Twsp.	27.7%	9.2%	26.2%	12.3%	16.9%	7.7%
Mayfield Twsp.	21.7%	19.3%	20.5%	22.9%	7.2%	8.4%
Mission Hill	18.1%	19.4%	12.5%	20.8%	18.1%	11.1%
Mission Hill North Twsp.	16.5%	23.8%	7.9%	24.4%	25.0%	2.4%
Mission Hill South Twsp.	10.7%	8.9%	16.3%	15.7%	21.3%	27.2%
Turkey Valley Twsp.	22.8%	15.2%	17.7%	7.6%	21.5%	15.2%
Utica	12.5%	12.5%	10.0%	12.5%	35.0%	17.5%
Utica North Twsp.	11.8%	0.0%	22.1%	9.6%	39.7%	16.9%
Volin	7.9%	5.3%	18.4%	10.5%	22.4%	35.5%
Volin Twsp.	25.3%	8.0%	28.7%	8.0%	25.3%	4.6%
Walshtown Twsp.	24.7%	23.5%	12.3%	3.7%	29.6%	6.2%
West Yankton UT	8.6%	10.5%	18.2%	16.2%	32.4%	14.1%
Yankton County	9.7%	9.6%	16.1%	17.0%	27.2%	20.3%
Yankton (City)	8.2%	8.4%	15.4%	17.9%	26.6%	23.6%
Township Average	21.8%	13.0%	16.0%	13.2%	24.1%	11.9%
% of County Units	9.7%	9.6%	16.1%	17.0%	27.2%	20.3%

Source: 2000 US Census Table DP-4, SF-3

The Town of Volin was home to the largest percentage of “new” housing occupants.

The area immediately east of the City of Yankton was second at 27.2%.

Table 41 identifies housing and income variables which warrant special attention and consideration. The importance of income keeping pace with housing values and rental rates is reflected within the 30% factor.

TABLE 41
Value of Housing Stock
Percent Paying Less Than 19% and Over 30% of Income for Shelter - 2000

AREA	Median Value Of Housing Stock	Median Income	% of Households Paying Over 30% of Income	% of Households Paying Less Than 19% of Their Income For Monthly Housing
Yankton County	77,900	35,374	15.9%	61.6%
South Dakota	79,600	35,282	15.1%	62.5%

Source: 2000 Census Summary File 3; Summary File 1

The South Dakota Housing Development Authority's 2003 "Consolidated Plan" for the 5 year period of March 1, 2003 to February 28, 2008 recognizes the need for a multi-faceted approach to rural housing development. The Authority is focusing on senior housing and single family development in rural areas. Some small communities within more populated areas are often faced with the problem of high occupancy rates, due to commuting workers looking for a bedroom community.

Planning Considerations

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 Yankton County Commission should consider the following recommendations.

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

CHAPTER VI

EDUCATION

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 **Tables 42** and **43** for the years 1990 and 2000 respectively.

TABLE 42
Educational Attainment - 1990

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	14.4	9.9	35.6	17.6	7.3	11.7	3.4	75.7	15.1
Bon Homme	24.0	8.0	32.6	14.7	9.4	7.8	3.5	68.0	11.3
Brookings	11.6	6.2	27.8	20.2	6.9	15.4	11.9	82.2	27.3
Brown	13.8	8.2	31.0	19.1	7.2	14.8	5.9	77.9	20.7
Clay	7.9	7.7	23.3	18.8	6.0	16.8	19.5	84.4	36.3
Codington	14.3	9.7	40.6	16.1	6.5	9.3	3.7	76.0	12.9
Davison	14.5	9.6	34.0	16.9	10.2	10.5	4.3	75.9	14.8
Hughes	7.9	7.6	30.6	21.1	7.3	18.5	7.1	84.5	25.6
Hutchinson	30.4	7.0	29.9	13.5	7.9	8.3	3.0	62.6	11.3
Lawrence	8.2	10.1	33.1	23.4	6.0	14.0	5.1	81.7	19.2
Lincoln	12.1	8.4	37.0	18.1	8.0	11.8	4.6	79.5	16.4
Minnehaha	8.2	8.6	33.6	20.4	7.9	15.9	5.4	83.1	21.3
Pennington	6.1	9.1	31.6	24.2	7.9	14.7	6.4	84.8	21.2
Yankton	14.6	8.2	34.4	17.0	7.1	12.5	6.1	77.2	18.6
Average	13.4	8.45	32.5	18.65	7.54	13.0	6.42	78.11	19.43
South Dakota	13.4	9.5	33.7	18.8	7.4	12.3	4.9	77.1	17.2
United States	10.4	14.4	30.0	18.7	6.2	13.1	7.2	75.2	21.3

Source: 1990 Census Bureau Table DP-2; Summary File 3

TABLE 43
Educational Attainment - 2000

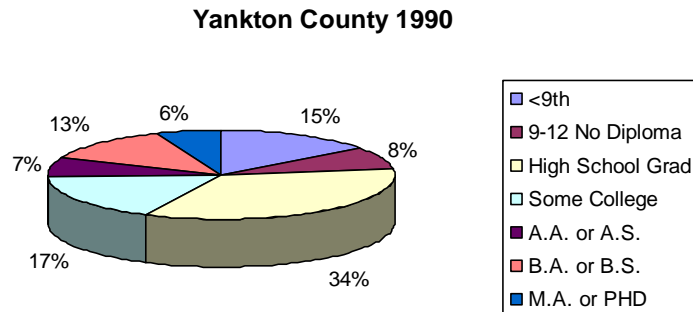
Entity	< 9th	9-12 No Diploma	High School Graduate	Some College	A.A or A.S.	B.A. or B.S.	MA or PHD	% High School Plus	% B.A./B.S. Plus
Beadle	9.4	7.6	34.8	22.2	7.6	15.0	3.3	83.0	18.3
Bon Homme	13.7	7.3	36.2	19.9	7.6	11.2	4.1	79.0	15.3
Brookings	5.8	4.0	28.3	23.2	6.6	19.8	12.4	90.2	32.2
Brown	8.2	6.1	31.6	22.7	7.9	17.4	6.2	85.8	23.6
Clay	5.8	4.7	23.1	22.7	5.1	21.2	17.4	89.5	38.7
Codington	7.6	7.1	38.1	20.8	7.6	14.0	4.9	85.3	18.8
Davison	6.9	9.2	33.9	21.4	8.5	14.6	5.6	83.9	20.2
Hughes	5.2	5.4	27.5	22.5	7.4	24.1	7.9	89.5	32.0
Hutchinson	22.2	6.1	29.3	20.8	7.4	10.8	3.3	71.7	14.1
Lawrence	4.6	7.9	31.7	26.6	5.2	16.8	7.2	87.5	24.0
Lincoln	4.5	6.0	30.8	23.4	9.7	19.2	6.2	89.4	25.5
Minnehaha	4.4	7.1	30.8	24.0	7.7	19.2	6.8	88.5	26.0
Pennington	4.0	8.2	29.3	25.6	7.9	17.0	8.0	87.8	25.0
Yankton	7.2	6.7	34.0	22.2	6.8	15.9	7.2	86.1	23.0
Average	7.8	6.7	31.4	22.7	7.4	16.9	7.2	85.5	24.1
South Dakota	7.5	8.0	32.9	23.0	7.1	15.5	6.0	84.6	21.5
United States	10.0	9.6	28.6	21.0	6.3	15.5	8.9	81.7	23.0

Source: 2000 Census, Summary File 3

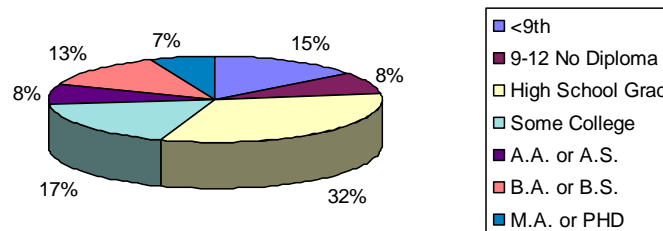
Yankton County residents exceed the State and National averages in both 1990 and 2000 for the percent of population who are high school graduates. This relative position is different with regards to associates' degrees. Yet, when examining bachelors' degrees the County exceeds the State figures but falls short of the National percentage in 1990 only to exceed it in 2000. The remaining classifications reflect similar results. In comparing Yankton County to the selected counties throughout the State for the year 2000, three counties had a higher percentage of high school graduates. This number increases to eight as to bachelors' degrees and reduces to four for a MA or PHD.

Figures 14 and **15** illustrate similar information in another format. The primary difference is that averages of the comparison counties are used for illustrative purposes.

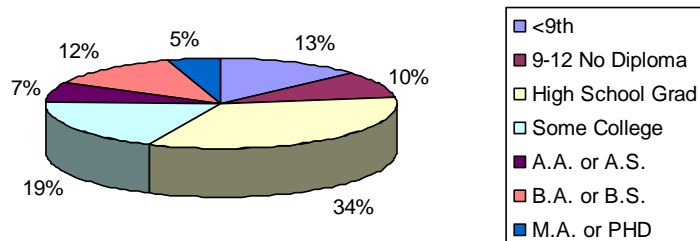
FIGURE 14
Educational Attainment - 1990



Comparable County Average 1990



South Dakota 1990



United States 1990

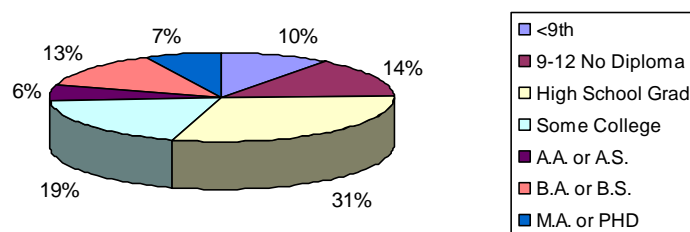
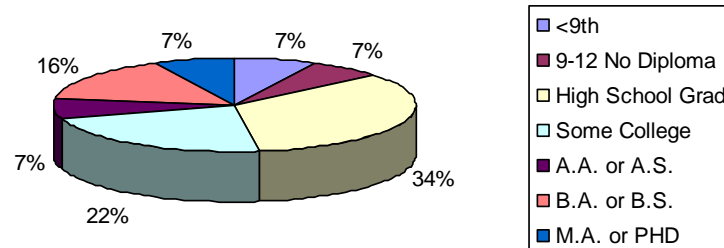


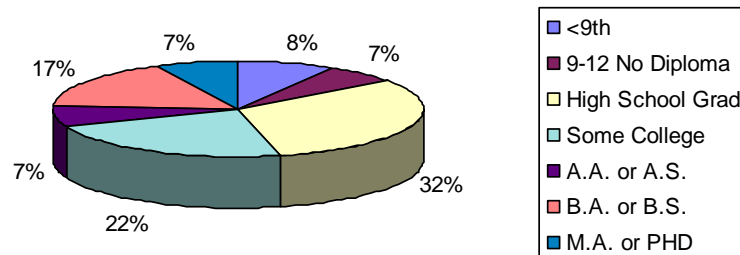
FIGURE 15

Educational Attainment - 2000

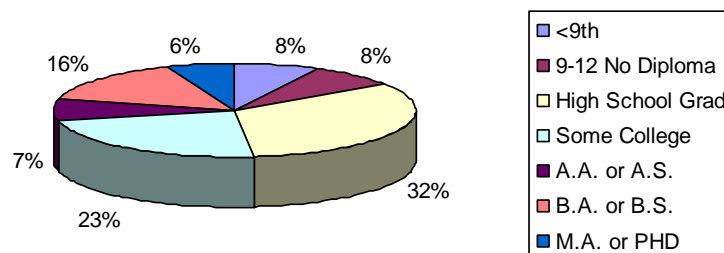
Yankton County 2000



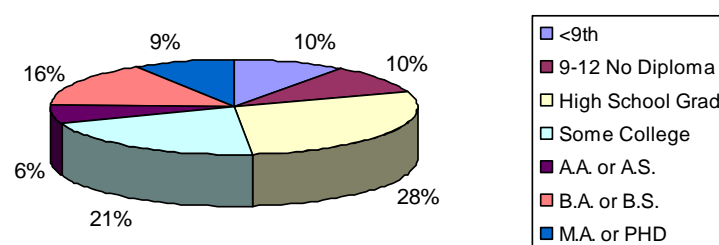
Comparable County Average 2000



South Dakota 2000



United States 2000



The County meets and/or exceeds the regional, state, and national trends for educational attainment.

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 Yankton County.

This same group would not have provided “fair” comparisons, thus the revision to include the largest (Class AA) school districts, all districts within Yankton County, four districts near the County, and the State.

Figure 16 illustrates the boundaries of the six school districts within Yankton County.

Table 44 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.

TABLE 44
School District Profiles 2001-2002

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
Huron	2,278	15.4	21.1	148.0	\$32,417	15.0	18.5%	\$ 4,624	\$ 1,809,352
Bon Homme	723	13.9	21.7	52.2	\$28,142	11.8	26.4%	\$ 4,836	\$ 440,353
Brookings	2,777	15.4	22.5	180.4	\$33,183	16.3	24.5%	\$ 4,600	\$ 3,021,038
Aberdeen	3,834	16.9	20.8	225.3	\$33,699	18.5	31.5%	\$ 4,489	\$ 2,990,653
Vermillion	1,392	13.3	23.1	104.1	\$30,827	9.6	36.7%	\$ 5,066	\$ 860,767
Watertown	3,999	16.0	21.4	249.2	\$33,762	15.4	13.2%	\$ 4,566	\$ 3,519,629
Mitchell	2,650	16.4	21.5	162.0	\$32,237	16.1	32.1%	\$ 4,593	\$ 1,453,673
Pierre	2,764	17.1	22.9	159.5	\$34,732	17.1	21.5%	\$ 4,649	\$ 2,310,983
Freeman	449	14.3	21.7	31.0	\$27,524	15.1	11.8%	\$ 5,046	\$ 273,581
Spearfish	2,117	16.4	21.3	129.3	\$35,173	14.2	21.1%	\$ 4,662	\$ 1,094,451
Canton	969	16.0	21.3	59.6	\$30,747	13.8	21.3%	\$ 4,492	\$ 497,121
Sioux Falls	19,350	15.8	22.6	1,196.9	\$34,918	14.6	38.8%	\$ 4,678	\$ 11,303,640
Rapid City	13,363	16.1	22.4	825.6	\$35,423	13.5	27.8%	\$ 4,578	\$ 5,780,760
Yankton	3,194	17.6	22.3	181.4	\$33,244	15.1	40.2%	\$ 4,394	\$ 5,540,024
Gayville-Volin	228	12.0	19.0	16.9	\$23,966	9.8	5.9%	\$ 4,932	\$ 380,852
Irene	232	10.5	21.1	22.1	\$26,217	10.5	8.7%	\$ 6,461	\$ 231,444
Scotland	356	10.6	22.9	33.4	\$29,438	19.0	25.0%	\$ 6,097	\$ 328,258
South Dakota	126,769	13.8	21.5	9,020.4	\$31,383	14.2	19.9%	\$ 5,230	\$ 127,567,298

Note: Dollars per ADM is based upon General Fund Expenditures
Source: Education in South Dakota: A statistical profile 2001-2002

The information in **Table 44** provides 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 Yankton 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 Yankton School District employs the highest number of teachers with advanced degrees. The \$4,394 dollars spent per student for educational costs is one of the lowest in the state.

FIGURE 16
Yankton County School Districts

Taxes and taxation were addressed at length in an earlier chapter but dealt primarily with county levies. **Table 45** illustrates the mill levies for the comparative school districts. When reviewing the information, note that the mill levies for the first four columns, Ag., Non-Ag Z, Owner Occupied, and Other, are constant. These levies are established by the State of South Dakota and are consistent throughout the state; 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 45
School District Educational Mil Levies - 2002 Payable 2001
(per thousand)

School District	Ag.	Non-Ag Z	Owner Occupied	Other Non-Ag or Utilities	Special Education	Capital Outlay	Bond Redemption	Pension Fund
Huron	4.04	5.04	6.50	13.93	1.35	2.56	2.01	.30
Bon Homme	4.04	5.04	6.50	13.93	1.40	3.00	0	.30
Brookings	4.04	5.04	6.50	13.93	1.40	3.00	1.46	.23
Aberdeen	4.04	5.04	6.50	13.93	1.25	2.15	1.69	.30
Vermillion	4.04	5.04	6.50	13.93	1.40	2.73	.98	.30
Watertown	4.04	5.04	6.50	13.93	1.40	3.00	.27	.30
Mitchell	4.04	5.04	6.50	13.93	1.40	3.00	0	.30
Pierre	4.04	5.04	6.50	13.93	1.40	3.00	.85	.30
Freeman	4.04	5.04	6.50	13.93	1.40	2.70	0	.30
Spearfish	4.04	5.04	6.50	13.93	1.40	3.00	1.67	.30
Canton	4.04	5.04	6.50	13.93	1.40	2.25	2.07	.30
Sioux Falls	4.04	5.04	6.50	13.93	1.40	2.13	.58	.30
Rapid City	4.04	5.04	6.50	13.93	1.40	3.00	0	.30
Yankton	4.04	5.04	6.50	13.93	1.40	3.00	1.53	0
Gayville-Volin	4.04	5.04	6.50	13.93	1.40	2.50	4.06	0
Irene	4.04	5.04	6.50	13.93	1.40	3.00	.94	.30
Scotland	4.04	5.04	6.50	13.93	1.40	3.00	0	.30
South Dakota (Max.)	4.04	5.04	6.50	13.93	1.40	3.00	N/A	.30

Source: Education in South Dakota: A statistical profile 2001-2002

An example of calculating the dollar amount of taxes paid to two school districts within the county is presented below. A comparison of taxes paid to the Gayville-Volin School District and Yankton School District assumes the taxable value of an owner occupied residence is equal to \$150,000.

Gayville-Volin: \$2,169.00

$$\frac{150,000 (6.50) = \$975,000 + 150,000 (1.40+2.50+4.06+0) = 150,000 (7.96) = \$1,194,000}{1000}$$

Yankton: \$1,864.50 -

$$\frac{150,000 (6.50) = \$975,000 + 150,000 (1.40+3.00+1.53+0) = 150,000 (5.93) = \$889,500}{1000}$$

In the example calculated, a house situated in the Gayville-Volin School District will pay \$304.50 or 16.3% more in property taxes for education purposes than a similar home in the Yankton School District. While this is accurate on a mathematical level, the example does not reflect the whole picture. **Table 46** provides the taxable values of properties by category in each of the selected districts.

TABLE 46
School District Taxable Valuations (Dollars) - 2000

School District	Agricultural	Owner Occupied	Non-Ag Z	Other Non-Ag or Utilities	Total
Huron	80,110,807	185,188,288	512,713	179,662,653	445,474,461
Bon Homme	94,533,679	36,216,043	439,348	15,553,186	146,742,256
Brookings	56,590,857	330,175,973	645,121	241,152,727	628,564,678
Aberdeen	117,717,316	507,769,306	4,639,293	374,587,087	1,004,713,002
Vermillion	87,660,984	131,996,095	1,111,009	84,340,727	305,108,815
Watertown	82,034,471	478,188,879	1,152,851	289,018,710	850,394,911
Mitchell	65,471,675	271,659,481	2,859,985	198,241,020	583,232,161
Pierre	57,692,200	306,715,194	1,662,120	193,724,660	559,794,174
Freeman	104,414,643	29,394,880	539,244	15,220,825	149,569,592
Spearfish	14,229,069	257,461,385	6,478,648	186,708,076	464,877,178
Canton	116,804,230	90,137,433	2,354,209	37,339,891	246,635,763
Sioux Falls	17,113,315	2,931,524,235	6,777,191	2,388,560,883	5,343,975,624
Rapid City	22,428,210	1,683,086,522	11,831,376	1,344,953,759	3,062,299,867
Yankton	81,620,206	336,411,454	4,532,386	213,230,126	635,794,172
Gayville-Volin	41,455,328	12,575,821	1,233,091	3,860,036	59,124,276
Irene	52,623,317	11,443,805	152,201	3,625,851	67,845,174
Scotland	93,084,315	18,281,765	269,064	8,978,913	120,614,057
South Dakota	11,383,344,052	11,868,186,596	168,401,742	8,682,292,275	32,102,224,665

Source: Education in South Dakota: A statistical profile 2001-2002

As shown in the previous exercises calculating tax revenues, the taxable values are multiplied by the various mill levies. **Table 47** lists the revenues for the districts. There is a significant gap between the Yankton School District at \$19.5 million and Gayville-Volin \$1.75 million. This huge difference is due to the information in **Table 46** with Yankton's taxable valuation at \$635,794,172 versus \$59,124,276 within the Gayville-Volin District.

TABLE 47
School District Revenues (Dollars) - 2001 - 2002

School District	Local	County	State	Federal	Total
Huron	6,985,501	185,966	6,308,592	1,164,555	14,644,614
Bon Homme	1,777,491	36,146	2,373,236	395,391	4,582,264
Brookings	10,413,487	276,171	6,200,412	770,948	17,661,018
Aberdeen	15,599,840	334,972	8,286,626	1,426,488	25,647,926
Vermillion	4,428,420	166,933	3,193,494	649,576	8,438,423
Watertown	12,569,645	332,350	10,617,109	1,808,238	25,327,342
Mitchell	7,436,082	627,855	8,564,044	1,284,579	17,912,560
Pierre	9,586,510	201,465	7,395,146	1,289,564	18,472,685
Freeman	1,609,717	20,818	1,247,526	181,805	3,059,866
Spearfish	7,481,037	305,471	4,687,975	824,399	13,298,882
Canton	3,161,528	58,942	2,671,463	282,438	6,174,371
Sioux Falls	78,214,614	1,190,362	37,230,901	9,935,076	126,570,953
Rapid City	44,606,311	1,321,843	28,817,052	6,415,632	81,160,838
Yankton	9,925,783	431,737	8,068,119	1,090,235	19,515,874
Gayville-Volin	910,899	20,247	702,341	117,197	1,750,684
Irene	770,007	17,812	852,372	119,569	1,759,760
Scotland	1,273,585	22,727	1,189,642	170,231	2,656,185
South Dakota	422,790,213	11,419,294	329,909,087	112,140,102	876,258,696

Source: Education in South Dakota: A statistical profile 2001-2002

A tax revenue of \$19.5 million places the Yankton School District fifth when compared to “similar” districts while there are significant differences in variation from district to district. The small gap between Irene and Gayville-Volin deserves notice.

The data within **Table 48** provides an overview of school district expenses for the 2001-2002 school year.

TABLE 48
School District Expenditures (Dollars) - 2001 - 2002

School District	General	Special Education	Capital Outlay	Bond Redemption	Capital Projects	Pension	Other	Total
Huron	10,404,938	2,042,754	1,095,399	895,125	0	171,293	100,000	14,709,509
Bon Homme	3,437,805	636,924	432,255	0	243,239	44,698	1,900	4,796,821
Brookings	12,612,823	2,047,586	2,022,747	841,237	0	146,359	0	17,670,752
Aberdeen	17,447,670	3,198,636	1,838,128	2,305,669	8,465,548	295,214	0	33,550,865
Vermillion	6,921,629	944,329	977,169	286,505	1,198,787	93,659	74,091	10,496,169
Watertown	18,238,458	3,199,290	3,177,272	200,900	222,446	138,105	0	25,176,471
Mitchell	12,009,833	2,204,436	1,794,081	0	2,664,946	117,207	0	18,790,503
Pierre	12,520,031	2,103,650	2,005,332	1,554,325	7,634,882	164,043	0	25,982,263
Freeman	2,189,050	455,172	324,744	0	0	50,682	0	3,019,648
Spearfish	9,583,308	1,456,414	1,281,031	658,528	0	64,186	0	13,043,467
Canton	4,266,545	880,762	526,418	487,753	0	35,989	0	6,197,467
Sioux Falls	91,437,672	17,602,764	10,353,892	3,102,065	8,195,056	1,564,400	0	132,255,849
Rapid City	60,676,245	10,733,050	11,335,046	0	0	629,629	0	83,373,970
Yankton	13,710,329	2,383,802	2,332,585	986,255	552,569	0	0	19,965,540
Gayville-Volin	1,134,490	166,473	182,854	331,055	253,131	0	0	2,068,003
Irene	1,441,152	180,905	145,920	65,230	649,306	0	0	2,482,513
Scotland	2,162,107	320,381	201,265	0	0	3,354	0	2,687,107
South Dakota	660,834,259	102,196,391	90,276,784	22,192,566	74,021,462	5,093,620	558,167	950,079,629

Source: Education in South Dakota: A statistical profile 2001-2002

The Yankton School District had property tax revenues of \$19,515,874 in 2001 and expended \$19,965,540 or 102.3% of the total revenues. During the same period, Gayville-Volin School District had revenues of \$1,750,684 and expenditures of \$2,068,003 or 118.1%. The negative revenues/expenditures ratio is the result of state legislation limiting school district reserves.

The State Department of Education conducts an analysis of school districts throughout the state. The information in **Table 49** was taken from one of its reports detailing the expenditures of the school districts operating within Yankton County.

Table 49
School District Expenditures and Rankings - 2001 - 2002

School District	ADM	FY 2001 General Fund Expenditures	Rank	General and Special Education Expenditures	Rank
Gayville-Volin	230.038	\$1,134,490	137	\$1,264,923	140
Irene	223.063	\$1,441,152	55	\$1,603,019	55
Scotland	354.262	\$2,159,907	73	\$2,449,560	67
Yankton	3,119.665	\$13,706,327	169	\$15,960,416	165

Source: Education in South Dakota: A statistical profile 2001-2002

Note: Rankings are based on 176 Districts with Expenditures divided by the Average Daily Membership (ADM)

The information in **Table 49** is presented in a slightly different format due to the manner in which it is compiled by the state. The third column shows the Yankton District ranking as a 169 which means seven other school districts spent less per “student” than the Yankton District; the same is true for the

fifth column. The final point involves a simple calculation of the taxable valuation (\$635,794,172) divided by the average daily membership (3,119.665); the result being \$203,802.07 of taxable property per student within the Yankton District; which is understandable considering the number of students enrolled in the Yankton School District.

Yankton County is fortunate to have three distinct alternatives for higher education available to the population base and within a relatively short commuting distance. The City of Yankton is home to Mount Marty College and a satellite campus of Southeast Technical Institute.

Mount Marty College is a private 4-year institution founded by the Catholic community of Benedictine Nuns who continue to sponsor the institution. The College offers 24 majors through four divisions including:

- Teacher and Physical Education
- Nursing
- Humanities
- Business and Social Sciences

In addition to the undergraduate degrees, the College offers four minors, pre-professional programs in ten disciplines and graduate degrees in Nurse Anesthesia and Pastoral Studies. The College also offers numerous “short” courses throughout the year for both students and the general public. Mount Marty sponsors a total of ten athletic teams from which both male and female students may choose. Additional information about Mount Marty can be obtained by contacting the college directly or viewing their web site.

As an alternative to a four year institution, Southeast Technical Institute, based in Sioux Falls, established a satellite campus within the City. The initial push for a local campus came from the County’s business and industry communities who saw the demand for increased technical education and approached Southeast Tech. The campus is currently operating within the School’s Business and Industry Training division which offers four basic types of training:

- Applicant based
- Apprenticeship
- Customized
- Distance learning

The existing format allows the campus to truly offer the local community the skills and training needed in today’s workplaces. The public can contact the local campus directly for additional information on class schedules or offerings.

The third advanced education alternative is the University of South Dakota in Vermillion, 30 miles east of the City of Yankton on Highway 50. The University is a public institution sponsored by the State of South Dakota. The selection of coursework and degrees is greater given the university status and includes more than 131 majors and minors through 6,000 course offerings per year. The University is divided into the following schools and colleges:

- Arts and Sciences
- Business
- Education
- Fine Arts
- Law
- Medicine and Health Sciences

As a footnote, the University is home to the State’s only Law and Medical Schools. Additional information is available by contacting the University directly or by visiting the web site.

PLANNING CONSIDERATIONS

County Planning Challenges

The following educational challenges will be addressed by the County 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.).

Policy Recommendations

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

- 1) Establish better lines of communication with school boards and administrators; and
- 2) Support development activities that strengthen the county's education capacity

CHAPTER VII

ECONOMY

The term “economy” is sometimes viewed as all encompassing. The diversity of Yankton County’s economy will be presented in four subsections. The following data sets and observations will focus upon employment, income, tourism, and agriculture.

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 50** details the employment status of 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 50
Employment Status Comparison – 2000

Entity	Persons Age 16 and Above	In Labor Force	Not In Labor Force	Civilian Labor Force	Employed	Unemployed	Percent	Armed Forces
Beadle	13,338	8,703	4,635	8,692	8,417	275	3.2	11
Bon Homme	5,850	3,156	2,694	3,154	3,088	66	2.1	2
Brookings	23,109	17,251	5,858	17,207	16,369	838	4.9	44
Brown	28,141	19,609	8,532	19,600	18,917	683	3.5	9
Clay	11,214	7,510	3,704	7,467	6,872	595	7.9	43
Codington	19,878	14,544	5,334	14,523	13,951	572	3.9	21
Davison	14,557	9,879	4,678	9,850	9,562	288	2.9	29
Hughes	12,460	9,139	3,321	9,143	8,887	247	2.7	5
Hutchinson	6,367	3,695	2,672	3,695	3,623	72	1.9	0
Lawrence	17,551	11,548	6,003	11,539	10,487	1,052	9.1	9
Lincoln	17,844	13,651	4,193	13,619	13,371	248	1.8	32
Minnehaha	113,748	85,601	28,147	85,378	82,806	2,572	3.0	223
Pennington	67,712	47,739	19,973	46,493	44,384	2,109	4.4	1,246
Yankton	16,692	11,093	5,599	11,069	10,800	269	2.4	24
South Dakota	577,129	394,945	182,184	391,594	374,373	17,221	4.4	3,351

Source: 2000 Census Table DP-3

Table 50 provides an introduction to terminology, along with an annual overview of the employment status of persons. Yankton County ranked fourth in unemployment status, with ten similar South Dakota counties having a higher unemployment rate. In addition, Yankton County's unemployment rate was two points lower than the State average.

The data in **Table 50** is almost two and one-half years old. **Table 51** presents unemployment data over a twelve year period in bi-annual increments. The comparative counties have been replaced with the Sioux Falls Metropolitan Statistical Area (MSA) as defined by the U.S. Census Bureau and illustrated in **Figure 17**. Reviewing Yankton County and Sioux Falls MSA data provides an opportunity to compare the County to an area experiencing tremendous population and economic growth. The overall State data provides a statistical buffer. The six year period of 1990-1996 was a time when Yankton County had a lower unemployment rate than the Sioux Falls MSA, at which time the statistics switched and have remained this way through 2002. There were no years in which the County's unemployment rate exceeded the State average. The year 2002 also saw the State and Yankton County numbers at their closest level to each other, a difference of three tenths of a percent.

FIGURE 17
Sioux Falls Metropolitan Statistical Area (MSA)
Source: U.S. Department of Commerce Bureau of Census 2000 Census

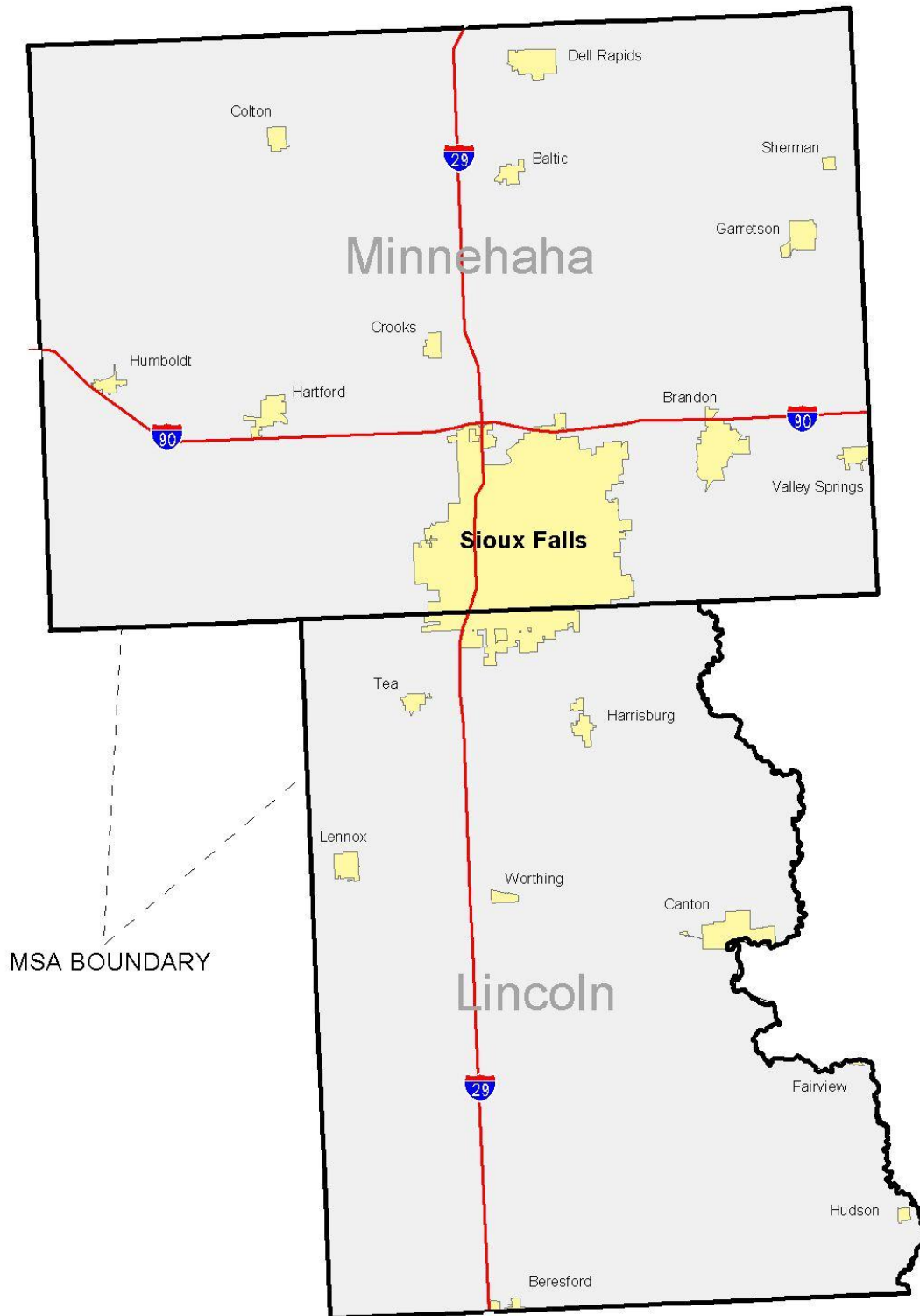


TABLE 51
Labor Statistics - 1990 - 2002

Area	Year	Labor Force	Employed	Unemployed	Unemployment Rate
Yankton County	1990	9,830	9,625	205	2.1%
	1992	10,285	10,090	195	1.9%
	1994	10,720	10,530	190	1.8%
	1996	10,915	10,660	255	2.3%
	1998	11,135	10,877	258	2.3%
	2000	11,225	11,025	200	1.8%
	2002	11,310	11,000	310	2.7%
Sioux Falls Metropolitan Statistical Area	1990	79,060	76,875	2,185	2.8%
	1992	79,205	77,340	1,865	2.4%
	1994	88,385	86,305	2,075	2.3%
	1996	94,520	92,515	2,005	2.1%
	1998	99,263	97,578	1,685	1.7%
	2000	103,945	102,385	1,555	1.5%
	2002	109,550	107,075	2,475	2.3%
South Dakota	1990	347,300	333,800	13,500	3.9%
	1992	353,300	341,900	11,400	3.2%
	1994	377,700	365,200	12,500	3.3%
	1996	392,500	379,900	12,600	3.2%
	1998	394,910	383,605	11,305	2.9%
	2000	401,150	392,005	9,145	2.3%
	2002	410,945	398,755	12,190	3.0%

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

Previous information dealt with unemployment while the next section examines the employment base within Yankton 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 from 1990 to 2000 data. **Table 52** identifies the major employment industries within the County as well as their share of the work force. Drastic shifts from 1990 to 2000 may be a statistical issue and should be viewed with caution.

TABLE 52
Yankton County Employment by Industry - 1980 - 2000

Industry	1980	1990	2000	% Change 1980-2000
Agriculture/Forest/Fish/Mining	1,041	855	532	-48.9%
Construction	562	499	544	-3.2%
Manufacturing	1,228	1,806	1,982	61.4%
Wholesale Trade	373	342	337	-9.7%
Retail Trade	1,797	1,802	1,493	-16.9%
Trans., Warehouse, & Utility	499	347	371	-25.7%
Information	N/A	N/A	207	N/A
Finance/Insurance/Real Estate	393	416	609	55.0%
Professional Services	225	237	490	117.8%
Education/Health/Social Services	2,408	2,448	2,503	4.0%
Arts,Entertain./Rec./Accom./Food	520	349	731	40.6%
Other	N/A	N/A	493	N/A
Public Administration	338	387	508	50.3%
Total	9,384	9,488	10,800	15.1%

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

The twenty year period between 1980 and 2000 was a time when the agriculture, transportation, and retail trade sectors took a serious downturn in employment numbers within the county. The same period saw significant increases in the financial, professional services, and public administration sectors. In addition, there was a major increase in the arts-entertainment sector, which may be due to the change in classifications, rather than employment conditions.

The data in **Table 53** focuses on counties similar to Yankton along with Lincoln and Minnehaha who are at the forefront of growth within the State. 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. As an example, Beadle County (Huron) has been on the lower end of most positive indicators.

TABLE 53
Employment by Industry Comparison - 2000

Industrial Classification	Beadle		Brookings		Brown		Codington		Davison		Lincoln		Minnehaha	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Agriculture/Forest/Fish/Mining	745	8.9	961	5.9	1,078	5.7	690	5.1	562	5.9	472	3.4	1,213	1.5
Construction	492	5.8	649	4.0	1,136	6.0	697	5.0	723	7.6	992	7.4	4,965	6.0
Manufacturing	1,072	12.7	3,411	20.8	2,137	11.3	3,071	22.0	1,434	15.0	1,669	12.5	10,126	12.2
Wholesale Trade	363	4.3	257	1.6	646	3.4	547	3.9	321	3.4	636	4.8	3,631	4.4
Retail Trade	791	9.4	1,635	10.0	2,587	13.7	1,917	13.7	1,351	14.1	1,758	13.1	10,287	12.4
Trans., Warehouse, & Utility	585	7.0	538	3.3	625	3.3	658	4.7	291	3.0	646	4.8	4,130	5.0
Information	163	1.9	322	2.0	370	2.0	212	1.5	249	2.6	342	2.6	2,412	2.9
Finance/Insurance/Real Estate	398	4.7	691	4.2	1,016	5.4	860	6.2	483	5.1	1,643	12.3	11,724	14.2
Professional Services	360	4.3	773	4.7	1,361	7.2	533	3.8	480	5.0	689	5.2	4,945	6.0
Education/Health/Social Services	1,993	23.7	4,439	27.1	4,177	22.1	2,495	17.9	2,131	22.3	2,725	20.4	16,230	19.6
Arts,Entertain./Rec./Accom./Food	560	6.7	1,628	9.9	1,822	9.6	1,033	7.4	741	7.7	727	5.4	6,084	7.3
Other	474	5.6	573	3.5	973	5.1	885	6.3	553	5.8	702	5.3	4,452	5.4
Public Administration	421	5.0	492	3.0	989	5.2	353	2.5	243	2.5	370	2.8	2,607	3.1
Total	8,417	100	16,369	100	18,917	100	13,951	100	9,562	100	13,371	100	82,806	100

Source: 2000 Census Table DP-3

Table 54 is the first table reflecting one change in industry classifications regarding occupations. The table focuses on Yankton County occupations for the previous twenty years. While there has been a significant downturn in agricultural employment, dating back to the 1930's, the -91% figure is driven in part by the revisions in reporting mentioned earlier. The manual labor positions appear to have declined within the County, while the professional positions have enjoyed a steady increase.

TABLE 54
Yankton County Occupations - 1980 - 2000

	1980	1990	2000	% Change 1980-2000
Management & Professional Services	2,090	2,063	3,130	49.8
Service	1,389	1,538	1,857	33.7
Sales and Office	2,363	2,548	2,951	24.9
Farming, Fishing, & Forestry	914	770	78	-91.5
Construction & Maintenance	1,114	881	791	-29.0
Production & Transportation	1,514	1,688	1,993	34.6
Total Employed: Age 16 and Above	9,384	9,488	10,800	15.1

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

The data in **Table 55** shows the balance in occupations throughout six of the larger counties in the state. The most significant difference is in the service industry and its importance as an employer in Lincoln and Minnehaha Counties as compared to the other four.

TABLE 55
Employment by Occupation Comparison - 2000

Industrial Classification	Beadle		Brookings		Brown		Codington		Davison		Lincoln		Minnehaha	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Management & Professional Services	2,695	32	5,256	32.1	5,695	30.1	3,685	26.4	2,862	29.9	4,525	33.8	25,396	30.7
Service	1,426	16.9	2,563	15.7	2,972	15.7	2,001	14.3	1,609	16.8	1,510	11.3	10,860	13.1
Sales and Office	1,705	20.3	4,019	24.6	5,733	30.3	3,523	25.3	2,415	25.3	4,122	30.8	26,836	32.4
Farming, Fishing, & Forestry	220	2.6	375	2.3	280	1.5	250	1.8	140	1.5	62	0.5	335	0.4
Construction & Maintenance	678	8.1	1,114	6.8	1,638	8.7	1,139	8.2	943	9.9	1,276	9.5	7,202	8.7
Production & Transportation	1,693	20.1	3,042	18.6	2,599	13.7	3,353	24.0	1,593	16.7	1,876	14.0	12,177	14.7
Total Employed: Age 16 and Above	8,417	100	16,369	100	18,917	100	13,951	100	9,562	100	13,371	100	82,806	100

Source: 2000 Census Table DP-3

Another way to present labor force data is shown thoroughly in **Table 56**. This data shows the unpaid worker class as statistically insignificant, along with a minor shift in government employees. A major shift from self employed to a private employee occurred over the past twenty years. Information such as this provides a measure of confidence in addressing what may be real versus a statistical anomaly as mentioned earlier and most recently in regards to **Table 54**.

TABLE 56
Yankton County Classes of Workers - 1980 - 2000

	1980	1990	2000	% Change 1980-2000
Private Wage and Salaried Workers	6,512	6,786	8,123	24.7
Government Workers	1,568	1,483	1,557	-0.07
Self Employed in Own/Non-Inc. Bus.	1,189	1,162	1,040	-12.5
Unpaid Family Workers	115	57	80	-30.4

Source: 2000 Census Table DP-3; 1990 Census CP-2-43 T147; 1980 Census PC80-1-C43 T176

Table 57 identifies the number and percentage of workers within four classes. In Yankton County, 75% of the workforce is classified as wage and salaried which falls near the middle of the range. Government workers constitute 14% of Yankton County's workforce, which is near the top of the range if you were to discount Brookings County, home to the largest university in the State. As for the self-employed class, Yankton has 10% which is consistent with six of the seven identified counties.

TABLE 57
Classes of Workers Comparison - 2000

Industrial Classification	Beadle		Brookings		Brown		Codington		Davison		Lincoln		Minnehaha	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Private Wage and Salaried Workers	6,143	72.9	11,168	68.3	14,039	74.3	11,070	79.3	7,654	80.1	10,926	81.7	70,707	85.4
Government Workers	1,196	14.2	3,845	23.5	2,940	15.5	1,423	10.2	836	8.7	1,230	9.2	7,267	8.8
Self Employed in Own/Non-Inc. Bus.	1,035	12.3	1,126	6.9	1,891	10.0	1,339	9.6	995	10.4	1,173	8.8	4,554	5.5
Unpaid Family Workers	52	0.6	212	1.3	47	0.2	119	0.9	77	0.8	42	0.3	278	0.3

Source: 2000 Census Table DP-3

Table 58 includes an updated list of the twenty largest primary employers in Yankton County as well as the number of person employed at each one. Primary employers are those who provide full time

positions which afford opportunities to attract employees. These twenty organizations employ a total of 4,944 people, almost 46% of the persons employed within the county. The top two employers, who represent the health and social service industries, employ 1,530 or 31% of the 4,944 persons.

TABLE 58
Major Employers in Yankton County - 2003

Rank	Employer and Place	Product / Service	Employees
1	Avera Sacred Heart Health Services	Medical	1,000
2	George S. Mickelson Center for the Neurosciences	Government - Medical	530
3	Alcoa Extrusions	Manufacturing	480
4	Yankton Public Schools	Education	325
5	Yankton Medical Clinic	Medical	285
6	First National Bank Service Center	Financial - Card Services	280
7	Kolberg-Pioneer	Manufacturing	250
8	Cimpl Meats	Beef Processing	230
9	Vishay Electronics	Manufacturing	215
10	Wilson Trailer Company	Manufacturing	210
11	Shur-Co	Manufacturing	200
12	Baldwin Filters	Manufacturing	140
13	First Dakota National Bank	Financial	132
14	M-Tron Industries	Manufacturing	130
15	Mount Marty College	Education	115
16	U.S. - D.O.J. Federal Prison Camp	Government - Corrections	114
17	Gehl Power Products	Manufacturing	100
18	Yankton Area Adjustment Training Center	Social Services/Advocacy	85
19	Applied Engineering	Manufacturing	75
20	Northern Extrusion Tooling	Manufacturing	48

Source: Yankton Office of Economic Development, May 2003

In addition to the aforementioned employers Yankton County is home to numerous other firms, businesses, or organizations that support a significant employee base. The City of Yankton employs the equivalent of 141 full time employees (FTE's) when fully staffed. In applying similar employment parameters to Walmart and HyVee, these firms employ 127 and 98 FTE's respectively.

Tables 59 and **60** provide employment forecasts for Yankton County by utilizing "shift-share" methodology. Constant shift projects 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 last most recent employment figures. The second projection data 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 59
Yankton County Employment Trends and Projections - 1990 - 2010

Employment By Industry	1990	2000	% Change 1990-2000	Employment Forecast 2010 ¹	Employment Forecast 2010 ²
Ag/Forest/Fish/Mining	855	532	-37.8	331	383
Construction	499	544	9.0	593	714
Manufacturing	1,806	1,982	9.7	2,175	2,407
Wholesale Trade	342	337	-1.5	332	324
Retail Trade	1,802	1,493	-17.1	1,237	1,176
Trans., Warehouse, & Utility	347	371	6.9	397	350
Information	N/A	207	N/A	N/A	N/A
Fin./Insurance/Real Estate	416	609	46.4	892	894
Professional Services	237	490	106.8	1,013	828
Ed./Health/Social Services	2,448	2,503	2.2	2,559	2,737
Arts/Rec./Accom./Food	349	731	109.5	1,531	1,236
Other	N/A	493	N/A	N/A	N/A
Public Administration	387	508	31.3	667	570
Total	9,488	10,800	13.8	11,727	11,619

Note: Projections are based on Shift¹ and Share² analysis comparing Yankton County and the State of South Dakota.
Source: 2000 Census DP-3 P.3; 1990 Census CP-2-43 T146

TABLE 60
South Dakota Employment Trends - 1990 - 2000

Employment By Industry	1990	2000	% Change 1990-2000
Ag/Forest/Fish/Mining	42,134	30,305	-28.1
Construction	17,863	23,448	31.3
Manufacturing	34,114	41,421	21.4
Wholesale Trade	12,911	12,431	-3.7
Retail Trade	56,935	44,829	-21.3
Trans., Warehouse, & Utility	18,449	17,419	-5.6
Information	N/A	8,033	N/A
Fin./Insurance/Real Estate	18,817	27,615	46.8
Professional Services	11,027	18,624	68.9
Ed./Health/Social Services	75,254	82,297	9.4
Arts/Rec./Accom./Food	18,284	30,906	69.0
Other	N/A	18,986	N/A
Public Administration	16,103	18,059	12.1
Total	321,891	374,373	16.3

Note: Projections are based on Shift Share analysis
Source: 2000 Census DP-3; 1990 Census CP-2-43 T26
N/A = Not Available

Table 61 presents employment information as a social and economic statistic.

TABLE 61
Women in the Work Force - 1990 - 2000

Entity	Female Population Age 16 & Above		% of Women 16 Yrs and Over In Labor Force		% Women Working With Kids Under 6 Yrs		% Women Working With Kids 6-17	
	1990	2000	1990	2000	1990	2000	1990	2000
Yankton County	7,594	8,302	60.8%	65.2%	77.2%	85.4%	84.8%	86.2%
South Dakota	266,207	293,889	58.5%	63.7%	71.3%	76.5%	81.8%	85.8%

Source: 2000 Census Summary File 3; 1990 Census CP-2-43 T144 and CP-2-43 T24

The most significant statistic is the increase of women in the workforce with young children from 1990 to 2000. The workforce within Yankton County has become more mobile as shown in **Table 62-63**.

TABLE 62
Yankton County Commuting Data - 1980 - 2000

Mode of Transportation	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Car, Truck, or Van - Drove Alone	5,632	61.2	7,033	74.7	8,536	80.4
Car, Truck, or Van - Carpooled	1,482	16.1	925	9.8	927	8.7
Public Transportation and Taxi	16	.2	3	.1	28	.1
Walked	1,047	11.4	572	6.1	443	4.2
Other	365	3.9	65	.6	102	1.2
Worked at Home	661	7.2	818	8.7	578	5.4
Total Workers: Age 16 and Above	9,203	100	9,416	100	10,614	100
Mean Travel Time to Work (Min.)	11.3	N/A	12.0	N/A	14.4	N/A
Travel 45 Minutes or More	164	1.9	230	2.7	453	4.5

Source: 2000 Census Summary File 3; 1990-1980 Census Summary File 3

The decrease in the percent of people who walk to work may reflect a more sedentary life style, a trend of living further from work or the location of employers outside convenient walking distance.

Analysis of commuting data would generally not be addressed or considered ten years ago but as **Table 63** shows there are 1,083 (10.2%) employed persons residing in Yankton County commuting 30 minutes or more to work.

TABLE 63
Travel Time to Work - Yankton County - 2000

Travel Time	Number of Workers	Percent
Less Than 5 Minutes	820	8.2
5 to 9 Minutes	2,790	27.8
10 to 14 Minutes	2,797	27.8
15 to 19 Minutes	1,547	15.4
20 to 24 Minutes	767	7.6
25 to 29 Minutes	232	2.3
30 to 34 Minutes	465	4.6
35 to 39 Minutes	70	.7
40 to 44 Minutes	95	.9
45 to 59 Minutes	129	1.3
60 to 89 Minutes	204	2.0
90 or More Minutes	120	1.2
Total Commuting Workers	10,036	100
Worked at Home	578	5.4
Total Workers	10,614	100

Source: Census 2000 Summary File 3

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 per capita income of a group is calculated by dividing the total income by the population. The per capita income of the previously established comparative entities is shown in **Table 64**. Per capita data have been provided for a 40-year period from 1960-2000 in order to view possible trends.

TABLE 64
Decennial Per Capita Income -1960 - 2000

Entity	1960 Per Capita Income	1970 Per Capita Income	1980 Per Capita Income	1990 Per Capita Income	2000 Per Capita Income
Beadle County	\$5,800	\$8,422	\$10,488	\$10,373	\$17,832
Bon Homme County	3,853	6,587	7,723	8,208	13,892
Brookings County	4,984	7,585	9,163	9,926	17,586
Brown County	5,835	8,085	10,371	11,579	18,464
Clay County	5,195	7,497	9,121	9,160	14,452
Codington County	5,513	8,114	10,079	10,508	18,761
Davison County	5,933	7,849	9,509	10,105	17,879
Hughes County	7,267	9,539	12,093	12,263	20,684
Hutchinson County	3,492	6,518	8,032	9,514	15,922
Lawrence County	6,043	7,534	9,754	11,378	17,195
Lincoln County	4,575	7,065	10,133	12,246	22,304
Minnehaha County	6,742	8,721	12,075	13,345	20,713
Pennington County	6,832	8,435	11,049	12,031	18,938
Yankton County	4,681	7,619	10,269	10,305	17,312
Yankton (City)	N/A	N/A	N/A	10,964	17,954
South Dakota	5,207	7,512	9,546	10,661	17,562
United States	7,259	9,816	12,229	14,420	21,587

Source: US Department of Commerce, Bureau of Economic Analysis, Table C3

Table 65 provides relatively the same data as shown above, but it has been adjusted to calculate the per capita net earnings versus gross. Per capita net earnings include total earnings minus personal contributions for Social Security and have been adjusted for the place of residence. Since this data is presented for a shorter time period, the increments must also be adjusted for comparison. In order to provide for more detailed analysis, the data is presented in two year increments.

TABLE 65
Per Capita Net Earnings – 1990 - 2000

Entity	1990	1992	1994	1996	1998	2000
Beadle County	\$9,990	\$10,888	\$12,465	\$13,426	\$13,572	\$16,311
Bon Homme County	7,163	9,236	10,467	11,948	10,558	10,967
Brookings County	9,472	10,742	12,185	12,675	14,437	16,898
Brown County	11,200	12,640	12,752	14,795	15,708	18,303
Clay County	7,920	9,942	11,339	12,888	13,116	16,662
Codington County	10,400	11,792	13,428	14,384	15,703	17,301
Davison County	9,738	11,339	12,495	13,401	14,589	16,389
Hughes County	11,909	13,496	15,182	15,311	16,981	18,000
Hutchinson County	7,400	9,963	11,297	13,282	12,418	13,594
Lawrence County	9,777	10,659	11,029	11,325	10,916	11,982
Lincoln County	12,549	14,669	16,438	18,023	17,214	17,232
Minnehaha County	13,599	15,468	17,111	18,528	20,566	22,929
Pennington County	11,523	12,962	13,411	13,933	14,653	16,298
Yankton County	10,065	11,701	12,882	13,773	14,420	15,420
South Dakota	10,363	11,559	12,643	13,689	14,714	16,680
United States	13,239	14,140	15,042	16,231	18,067	20,287

Source: US Department of Commerce, Bureau of Economic Analysis, Table CA30

The adjustment of per capita income from gross to net results in a \$1,892 reduction of pay received by every individual within Yankton County. The net/gross adjustment should be considered when reviewing income related data.

Per capita income data for the County and comparative entities is shown in **Table 66**.

TABLE 66
Per Capita Income Comparisons - 1990 - 2000

Area or Entity	Per Capita Income		Percent of South Dakota		Percent of United States	
	1990	2000	1990	2000	1990	2000
Beadle	10,373	17,832	97.3%	101.5%	71.9%	82.60%
Bon Homme	8,208	13,892	77%	79.1%	56.9%	64.4%
Brookings	9,926	17,856	93.1%	101.7%	68.8%	82.7%
Brown	11,579	18,464	108.6%	105.1%	80.3%	85.5%
Clay	6,160	14,452	57.9%	82.3%	42.7%	66.9%
Codington	10,508	18,761	98.6%	106.8%	72.9%	86.9%
Davison	10,105	17,879	94.8%	101.8%	70.1%	82.8%
Hughes	12,263	20,689	115%	117.8%	85%	95.8%
Hutchinson	9,514	15,922	89.2%	90.7%	66%	73.8%
Lawrence	11,378	17,195	106.7%	97.9%	78.9%	80%
Lincoln	12,246	22,304	114.9%	127%	84.9%	103.3%
Minnehaha	13,345	20,713	125.2%	117.9%	92.5%	96%
Pennington	12,031	18,938	112.9%	107.8%	83.4%	87.7%
Yankton	10,305	17,312	96.7%	98.6%	71.5%	80.2%
Yankton (City)	10,964	17,954	102.8%	102.2%	76%	83.2%
South Dakota	\$10,661	\$17,562	X	X	73.9%	81.4%
United States	\$14,420	\$21,587	135.3%	122.9%	X	X

Source: US Department of Commerce, Bureau of Economic Analysis, Table C3

Table 66 compares Yankton County's per capita income to the populations base within the State of South Dakota and the United States. Yankton County's per capita income increased by almost two percent when compared to the State of South Dakota and nearly nine percent of the United States' for the ten year period of 1990-2000.

Another comparison of individual income is accomplished by calculating the "personal per capita income" or PPCI. PPCI differs from per capita income in that it accounts for all income such as Social Security and in-kind income such as food stamps. **Table 67** illustrates the 14-year period from 1988-2002.

TABLE 67
Biannual Personal Per Capita Income - 1988 - 2002

Area	1988	1990	1992	1994	1996	1998	2000	2002*
Beadle	\$14,956	\$16,765	\$18,227	\$20,330	\$22,171	\$23,802	\$27,518	\$31,231
Bon Homme	\$13,022	\$13,559	\$16,186	\$17,988	\$20,399	\$20,088	\$21,010	\$21,934
Brookings	\$12,546	\$14,342	\$15,976	\$17,687	\$19,122	\$21,798	\$24,723	\$27,640
Brown	\$14,858	\$17,564	\$19,725	\$21,241	\$23,575	\$25,749	\$29,062	\$32,375
Clay	\$12,095	\$12,901	\$15,079	\$16,859	\$19,178	\$20,069	\$24,145	\$28,226
Codington	\$14,008	\$16,380	\$18,289	\$19,850	\$21,868	\$24,335	\$26,553	\$28,783
Davison	\$14,355	\$16,293	\$18,824	\$20,523	\$22,475	\$25,108	\$27,234	\$29,358
Hughes	\$15,108	\$17,447	\$19,526	\$21,903	\$23,254	\$26,190	\$27,620	\$29,056
Hutchinson	\$13,423	\$15,009	\$17,890	\$20,476	\$22,853	\$23,621	\$25,262	\$26,904
Lawrence	\$13,531	\$15,772	\$17,100	\$18,032	\$18,859	\$19,561	\$21,657	\$23,758
Lincoln	\$15,651	\$16,931	\$19,340	\$21,097	\$23,497	\$23,293	\$23,284	\$23,277
Minnehaha	\$16,544	\$19,581	\$21,602	\$23,813	\$26,202	\$29,176	\$31,891	\$34,602
Pennington	\$14,885	\$16,921	\$19,181	\$20,190	\$22,030	\$24,056	\$26,361	\$28,654
Yankton	\$14,385	\$15,879	\$18,122	\$19,812	\$15,217	\$23,131	\$25,085	\$27,042
South Dakota	\$13,807	\$16,227	\$17,862	\$19,399	\$21,399	\$23,453	\$25,993	\$28,540
United States	\$17,403	\$19,572	\$20,960	\$22,340	\$24,270	\$26,893	\$29,469	\$32,033

Note: *2002 estimated figure is calculated by: (% increase of 1998-2000) + (2000 figure)

Source: US Department of Commerce, Bureau of Economic Analysis, Table CA1-3

The inclusion of these additional income sources resulted in an average increase of \$7,773 in “income” for every individual within Yankton County in 2000.

Table 68 provides the median family income for Yankton County along with the comparative counties for the 40-year period of 1960-2000. Median family income is a statistical method which identifies the mid-point in a range of values. In looking at Yankton County for the year 2000, the median family income is \$43,600 which means that exactly 50% of the families within the County had an income higher than this and the other 50% had incomes of less. The data within this table should be analyzed at two levels:

- 1) compared between entities at face value as shown in **Table 68**; and
- 2) as a percentage within **Table 69**.

In both 1990 and 2000, eight of the thirteen comparative counties had median family incomes greater than Yankton County. The difference is that in 1990 the families in Lawrence County enjoyed a higher income, but in 2000 the median family income within Yankton County was greater. This scenario is reversed in examining Davison and Yankton Counties.

TABLE 68
Median Family Income - 1960 - 2000

Area	1960	1970	1980	1990	2000
Beadle County	\$17,988	\$27,075	\$28,954	\$27,354	\$40,596
Bon Homme County	10,999	18,701	22,332	21,324	36,924
Brookings County	15,374	23,749	28,914	29,457	48,052
Brown County	18,502	25,977	28,996	29,665	44,788
Clay County	15,959	24,312	28,351	28,005	41,391
Codington County	18,824	25,074	27,851	28,127	45,153
Davison County	18,588	24,381	27,086	27,249	44,357
Hughes County	24,957	31,689	34,325	33,863	51,235
Hutchinson County	10,556	17,580	20,597	23,573	37,715
Lawrence County	20,507	25,370	27,811	31,185	40,501
Lincoln County	13,008	21,634	28,887	32,490	55,401
Minnehaha County	22,375	29,332	34,410	34,286	52,031
Pennington County	21,586	26,062	29,090	29,570	44,796
Yankton County	16,297	25,373	29,395	28,102	43,600
Yankton (City)	N/A	N/A	N/A	28,959	44,009
South Dakota	16,681	25,573	26,799	27,602	43,237
United States	22,210	30,169	33,374	35,225	50,046

Source: 2000 Census; US Dept. of Commerce, Bureau of Economic Analysis, Table C2

Table 69 provides a comparison of the median family incomes within fourteen counties, the City of Yankton, the state, and the nation. Yankton County rates well against the state figures but is in the lower 50 percentile when judged against the comparative counties.

TABLE 69
Median Family Income - 2000

Area or Entity	Median Family Income	% of South Dakota	% of United States
Beadle	\$40,596	93.9	81.1
Bon Homme	36,924	85.4	73.8
Brookings	48,052	111.1	96.0
Brown	44,788	103.6	89.5
Clay	41,391	95.7	82.7
Codington	45,153	104.4	90.2
Davison	44,357	102.6	88.6
Hughes	51,235	118.5	102.4
Hutchinson	37,715	87.2	75.4
Lawrence	40,501	93.7	80.9
Lincoln	55,401	128.1	110.7
Minnehaha	52,031	120.3	104.0
Pennington	44,796	103.6	89.5
Yankton	43,600	100.8	87.1
Yankton (City)	44,009	102.0	87.9
South Dakota	43,237	X	86.4
United States	50,046	115.7	X

Sources: 2000 Census Table DP-1

Tables 70 and 71 are based on the establishment of family income ranges and illustrating the number of families within each range. In the case of Yankton County, the separation of the City of Yankton and the County provides an even more detailed picture of family income distribution.

TABLE 70
Family Income Distribution - 1990

Entity	Under \$10,000	\$10,000- \$14,000	\$15,000- \$19,999	\$20,000- \$29,999	\$30,000- \$39,999	\$40,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000 & Above
Beadle	505	509	516	1,279	970	648	453	47	33	23
Bon Homme	277	270	321	499	261	130	83	26	10	2
Brookings	645	497	560	1,196	1,054	737	786	138	80	20
Brown	873	855	988	2,031	1,757	1,201	1,189	289	107	85
Clay	361	255	256	540	467	247	322	126	20	5
Codington	554	641	717	1,280	1,216	662	675	135	82	28
Davison	428	412	579	1,144	871	530	348	86	31	45
Hughes	296	261	327	751	844	568	686	115	28	29
Hutchinson	394	260	280	601	397	173	143	31	19	21
Lawrence	486	400	478	1,147	1,085	736	773	156	62	43
Lincoln	202	323	368	1,006	927	654	553	113	99	59
Minnehaha	1,926	2,080	2,683	6,365	6,832	5,054	5,077	1,165	624	521
Pennington	2,144	1,794	2,659	4,613	4,155	2,756	2,679	603	388	259
Yankton	442	485	618	1,085	928	663	427	67	61	36
Yankton (City)	243	315	387	706	561	485	338	48	34	36
South Dakota	20,841	17,934	20,272	40,644	33,483	21,371	19,452	4,295	2,346	1,567
County Average*	455	431	501	1,047	807	579	537	111	53	33

*Minnehaha and Pennington Counties are not included in average computation.
Source: 1990 Census of Population and Housing, Summary File 3A

In 1990 41.8% of families in Yankton County had incomes of \$20,000 - \$39,999. Incomes within the same range include 40.8% of the families in Minnehaha and 40.7% of families throughout the State. The 1% difference between the identified entities equates to 48 families in Yankton County.

TABLE 71
Family Income Distribution - 2000

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
Beadle	246	235	702	731	974	1,095	405	109	35	65
Bon Homme	121	81	264	368	455	363	96	46	5	6
Brookings	260	238	629	743	1,457	1,636	804	321	98	83
Brown	480	356	1,123	1,326	2,126	2,490	806	448	130	142
Clay	289	133	411	339	448	638	212	145	36	34
Codington	261	249	816	996	1,622	1,886	512	431	31	128
Davison	263	274	504	736	1,013	1,193	484	188	60	100
Hughes	137	156	368	519	914	1,260	571	252	89	84
Hutchinson	139	117	341	388	542	454	142	40	22	24
Lawrence	343	267	865	825	1,209	1,255	406	249	93	75
Lincoln	141	152	505	651	1,423	2,008	881	628	174	163
Minnehaha	1,210	975	3,194	4,286	8,036	10,866	4,989	3,045	697	597
Pennington	1,171	1,093	2,834	3,289	5,222	5,247	2,505	1,342	383	454
Yankton	223	258	664	772	1,361	1,283	433	227	53	125
Yankton (City)	119	171	463	420	780	741	270	134	39	85
South Dakota	11,559	9,483	24,356	28,004	42,797	46,048	17,953	9,898	2,507	2,850
County Average *	242	210	599	700	1,129	1,297	479	257	69	86

*Minnehaha and Pennington Counties are not included in average computation.
Source: 2000 Census, Community Profiles, Table DP-3

The data parameters in **Table 71** were adjusted for inflation and cost of living increases thereby altering the income ranges. A comparison of family incomes within the \$25,000 to \$49,999 shows Minnehaha County with 32.5%, the State at 36.2% and Yankton County with the highest percentage, 39.5%. Family incomes within Yankton County have not kept pace with the State or Minnehaha County.

Tables 72 and 73 contain family and household income figures. The difference between household income and family income is that family income includes the income of related persons age 15 and above whereas household income includes the income of all persons age 15 and above whether or not they are related to other members of the household. **Tables 72 and 73** are similar to **Tables 70 and 71** with the exception as noted earlier.

TABLE 72
Household Income Distribution - 1989

Entity	Under \$10,000	\$10,000- \$14,000	\$15,000- \$19,999	\$20,000- \$29,999	\$30,000- \$39,999	\$40,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000 & Above
Beadle	1,459	938	868	1,648	1,080	718	515	50	42	23
Bon Homme	697	422	419	561	301	137	87	26	17	2
Brookings	1,982	1,039	1,064	1,726	1,261	823	829	151	83	20
Brown	2,647	1,750	1,602	2,725	2,057	1,305	1,279	309	123	97
Clay	1,211	586	483	782	580	292	340	126	20	16
Codington	1,655	1,241	1,185	1,605	1,348	717	727	142	94	35
Davison	1,510	850	977	1,498	1,015	568	348	93	31	45
Hughes	862	602	600	1,085	974	660	750	120	33	38
Hutchinson	859	428	419	686	431	181	148	36	19	21
Lawrence	1,463	956	782	1,539	1,320	813	821	173	64	46
Lincoln	653	547	513	1,183	998	720	611	114	108	63
Minnehaha	6,457	4,617	4,989	9,763	8,384	5,581	5,528	1,278	682	571
Pennington	4,524	3,210	3,950	6,469	4,876	3,156	3,059	653	442	295
Yankton	1,344	946	938	1,490	1,018	715	459	95	61	36
Yankton (City)	1,002	698	624	1,004	623	512	355	76	34	36
South Dakota	51,350	32,008	31,020	53,293	38,654	23,519	21,209	4,687	2,574	1,745
County Average *	1,362	859	821	1,377	1,032	637	576	120	58	37

Note: *Minnehaha and Pennington Counties are not included in average computation.
Source: 1990 Census of Population and Housing, Summary File 3A

In comparing the household and family income data within **Tables 70-73**, you will notice a greater number of households than families which may affect the numbers within each income range. Therefore, a comparison of percentages is more accurate. There were 35.3% of the households in Yankton County whose income was between \$20,000 - \$39,999 as compared to Minnehaha at 37.9% and the State with 35.4%.

TABLE 73
Household Income Distribution - 2000

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
Beadle	1,004	568	1,410	1,098	1,231	1,234	452	127	41	75
Bon Homme	363	199	485	496	539	387	107	46	7	10
Brookings	1,148	973	1,577	1,559	1,994	1,959	870	366	107	111
Brown	1,576	1,177	2,386	2,205	2,769	2,912	897	492	134	147
Clay	883	543	865	563	697	798	258	174	57	34
Codington	1,067	749	1,733	1,458	2,035	2,100	574	483	31	130
Davison	946	669	1,196	1,126	1,302	1,401	555	208	64	112
Hughes	507	333	900	948	1,250	1,507	598	278	109	92
Hutchinson	400	284	619	530	621	481	167	49	22	24
Lawrence	1,005	994	1,494	1,331	1,686	1,402	470	277	99	113
Lincoln	464	352	914	1,087	1,777	2,254	947	658	189	175
Minnehaha	3,727	3,122	7,932	8,098	11,383	13,209	5,646	3,421	827	654
Pennington	2,864	2,280	5,570	5,447	6,995	6,346	2,691	1,539	439	491
Yankton	816	614	1,416	1,189	1,686	1,549	483	227	59	134
Yankton (City)	614	442	1,048	746	968	961	300	134	45	85
South Dakota	30,881	22,421	46,823	43,884	55,160	53,817	20,150	11,090	2,872	3,238
County Average *	848	621	1,250	1,133	1,466	1,499	532	282	77	96

Note: *Minnehaha and Pennington Counties are not included in average computation.

Source: 2000 Census, Community Profiles, Table DP-3

The difference in family and household incomes in Yankton County as compared to Minnehaha and the State figures is statistically significant. In Yankton County 44.3% percent of households had income in the \$25,000 to \$49,999 versus 39.5% of the families. The difference between household and family incomes is not as great in Minnehaha at 33.6% household and 32.5% family nor the State with 36.2% families and 34.1% of the households.

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. These twelve “groupings” were created by numerous agencies to create uniformity when comparing apples to oranges. **Table 74** utilizes SIC codes in grouping types of employment for the comparison entities during the year 2000. This table compares job earnings by county and the state. Yankton County workers earn less than the state average in four of the ten classifications.

TABLE 74
Average Earnings by Industrial Classification by County – 2000

County	Agri/Forest/ Fish	Mining	Construction	Manufacturing	Trans/ Comm/Util	Wholesale	Retail	Finance/Ins Real Est.	Services	Federal Govt.	State Govt.	Local Govt.	Average Govt.
Beadle	*	*	\$28,835	\$28,597	\$45,378	\$35,446	\$13,518	\$21,005	\$22,227	\$67,305	\$33,200	\$25,037	\$35,835
Bon Homme	*	N/A	\$23,508	\$28,106	\$24,653	\$20,790	\$15,503	*	\$17,456	\$38,524	\$32,113	\$20,675	\$24,543
Brookings	*	*	\$26,920	\$32,289	\$44,716	\$31,682	\$11,834	\$20,994	\$17,696	\$47,560	\$26,838	\$27,329	\$27,270
Brown	\$11,500	Δ5,000	\$29,772	\$31,797	\$38,094	\$35,040	\$15,001	\$23,175	\$24,068	\$63,540	\$29,034	\$25,737	\$32,273
Clay	*	Δ5,000	*	\$47,122	\$37,784	\$38,923	\$11,636	\$14,754	\$15,481	\$45,918	\$28,580	\$24,591	\$27,959
Codington	\$45,371	\$21,733	\$28,152	\$32,932	\$33,304	\$31,751	\$14,678	\$18,394	\$21,313	\$73,175	\$34,231	\$27,670	\$31,326
Davison	*	*	\$34,172	\$33,485	\$33,600	\$32,351	\$15,038	\$19,816	\$24,470	\$49,778	\$35,469	\$25,998	\$28,069
Hughes	*	*	\$25,359	\$25,429	\$30,892	\$31,958	\$14,723	\$25,762	\$22,983	\$67,028	\$37,153	\$29,989	\$37,437
Hutchinson	*	N/A	\$26,921	\$26,334	*	\$25,073	\$12,321	\$19,082	\$17,279	\$41,280	\$34,750	\$21,020	\$22,363
Lawrence	\$5,351	\$47,954	\$26,384	\$31,323	\$25,795	\$30,006	\$13,757	\$14,061	\$18,712	\$52,726	\$27,388	\$27,008	\$28,745
Lincoln	\$11,736	Δ 5,000	\$26,615	\$34,293	\$35,084	\$43,676	\$16,752	\$13,494	\$19,287	\$44,667	\$33,334	\$24,269	\$24,073
Minnehaha	*	*	\$35,667	\$35,805	\$41,009	\$43,399	\$16,126	\$29,615	\$27,840	\$63,882	\$35,909	\$31,782	\$37,607
Pennington	\$11,161	\$14,834	\$32,049	\$29,028	\$34,263	\$36,950	\$15,447	\$22,868	\$23,632	\$51,872	\$34,888	\$31,725	\$39,506
Yankton	*	*	\$28,775	\$32,912	\$31,300	\$35,927	\$14,014	\$22,064	\$22,236	\$60,106	\$31,622	\$27,439	\$31,454
SD Average	\$15,077	\$33,655	\$29,991	\$35,003	\$38,465	\$35,406	\$14,667	\$24,196	\$22,800	\$55,685	\$31,206	\$26,237	\$32,264

Notes: N/A = Value of \$0; * = Data was suppressed to prevent disclosure of confidential information; U/A = Data was unavailable for that year;
Δ 5,000 = Average earnings were less than \$5,000 but were included in the state total; Average earnings were calculated by: $\frac{\text{Total Earnings (\$)}}{\text{\# of Workers}}$

Source: US Department of Commerce, Bureau of Economic Analysis, Tables CA25 and CA05

The data in **Table 74** compared Yankton County's average earnings by industrial classification to those of similar counties within the state. The residents of Yankton County have experienced a steady increase in earnings while the smaller rural counties have experienced more volatile annual earnings.

TABLE 75
Yankton County Average Earnings by Industrial Classification - 1970 - 2000

Year	Agri/Forest/ Fish	Mining	Construction	Manu-facturing	Trans/ Comm/Util	Wholesale	Retail	Finance/Ins Real Est.	Services	Federal Govt.	State Govt.	Local Govt.	Total Govt.
1970	\$4,420	\$5,000	\$5,943	\$6,640	\$9,207	\$6,943	\$4,155	\$4,418	\$4,700	\$8,741	U/A	U/A	\$5,045
1975	\$11,361	\$5,000	\$9,709	\$8,983	\$13,962	\$9,721	\$5,735	\$6,197	\$6,401	\$15,021	U/A	U/A	\$7,669
1980	\$8,988	\$5,000	\$15,199	\$14,303	\$18,269	\$14,940	\$7,684	\$8,824	\$9,228	\$22,440	\$12,486	\$11,594	\$12,048
1985	\$47,620	\$5,000	\$17,596	\$19,301	\$24,193	\$18,522	\$9,797	\$9,369	\$12,836	\$29,496	\$16,142	\$15,750	\$16,364
1990	\$57,805	\$5,000	\$23,195	\$23,639	\$24,718	\$23,822	\$10,539	\$12,280	\$16,325	\$38,463	\$20,549	\$18,837	\$21,232
1995	\$22,449	\$13,000	\$27,043	\$24,486	\$28,758	\$28,146	\$11,243	\$15,313	\$19,406	\$50,889	\$26,360	\$22,912	\$26,355
2000	*	*	\$28,775	\$32,912	\$31,300	\$35,927	\$14,014	\$22,064	\$22,236	\$60,106	\$31,622	\$27,439	\$31,454

Notes: N/A = Value of \$0; * = Data was suppressed to prevent disclosure of confidential information; U/A = Data was unavailable for that year
Δ 5,000 = Average earnings were less than \$5,000 but were included in the state total; Average earnings were calculated by: $\frac{\text{Total Earnings (\$)}}{\text{\# of Workers}}$

Source: US Department of Commerce, Bureau of Economic Analysis, Tables CA25 and CA05.

The data within the previous table focused on one year of information for Yankton, the comparative counties along with the State average. A review of a greater time period is necessary to recognize a

trend; therefore, **Table 75** focuses on Yankton County and illustrates the change in earnings or salary by industry for a thirty year period.

As expected, the average earnings of workers have increased since 1970. A rise in income does not necessarily ensure more wealth and must be considered against other information such as home prices or rental rates.

Table 76 identifies the average earnings in general, not tied to a specific class or industry.

TABLE 76
Average Earnings by County - 1991 - 2000

County	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Beadle	\$19,084	\$19,844	\$20,750	\$22,504	\$19,935	\$23,042	\$22,894	\$23,055	\$25,214	\$26,974
Bon Homme	17,400	20,775	20,103	22,674	15,279	23,547	18,816	20,891	19,885	21,428
Brookings	17,240	18,431	18,857	20,421	18,129	19,908	20,917	22,392	23,105	24,628
Brown	19,130	20,301	21,427	22,147	20,999	22,527	22,596	23,391	24,686	26,290
Clay	16,561	18,537	18,029	21,127	16,189	21,400	19,839	20,882	24,059	24,490
Codington	18,944	19,836	20,534	22,236	20,952	21,843	22,565	23,499	24,270	25,010
Davison	18,148	19,702	20,037	21,172	19,797	21,435	21,497	22,707	23,690	24,887
Hughes	18,708	19,963	21,475	21,524	21,748	22,864	23,288	24,639	24,938	26,412
Hutchinson	15,650	18,472	16,608	20,970	14,462	24,311	20,448	22,597	20,464	24,245
Lawrence	18,305	19,460	19,488	20,299	20,404	20,674	20,496	20,585	26,463	21,119
Lincoln	17,656	19,544	17,864	24,055	17,920	24,756	22,175	23,305	22,620	24,487
Minnehaha	21,510	22,820	23,590	24,845	24,882	25,970	26,467	27,702	28,727	29,611
Pennington	19,571	20,806	21,256	21,882	21,731	22,816	23,392	24,077	25,357	25,932
Yankton	19,528	20,576	20,923	22,620	20,101	22,451	23,092	24,243	24,475	25,043
South Dakota	\$19,393	\$20,630	\$20,283	\$20,912	\$20,223	\$22,166	\$22,266	\$23,821	\$25,074	\$26,336

Source: USD, BRB, State Data Center, 1994, 1998, 2001 South Dakota Community Abstracts

In 2000 Yankton County's average earning was less than the state figure and sixth when compared to the identified counties.

The average wage earned within the defined employment class for each of the comparative entities is presented in **Table 77**.

TABLE 77
Average Annual Salary by Major Industry - 2000

Industry	Construct	Fire	Gov't	Mfg.	Mining	Retail	Services	Tran./Util.	Wholesale
Entity									
Beadle	\$ 25,299	\$ 28,887	\$ 29,221	\$ 26,852	\$ 0	\$ 13,221	\$ 20,149	\$ 40,492	\$ 25,015
Bon Homme	\$ 22,481	\$ 24,575	\$ 20,677	\$ 25,067	\$ 0	\$ 11,779	\$ 17,177	\$ 23,810	\$ 17,796
Brookings	\$ 25,213	\$ 24,394	\$ 29,702	\$ 29,217	\$ 38,171	\$ 11,360	\$ 17,779	\$ 34,351	\$ 28,517
Brown	\$ 27,832	\$ 31,549	\$ 28,857	\$ 28,898	\$ 0	\$ 14,110	\$ 21,663	\$ 27,879	\$ 28,665
Clay	\$ 17,715	\$ 21,711	\$ 32,535	\$ 44,442	\$ 0	\$ 10,121	\$ 14,935	\$ 34,358	\$ 25,033
Codington	\$ 26,226	\$ 26,001	\$ 27,018	\$ 29,803	\$ 25,489	\$ 13,888	\$ 20,920	\$ 27,514	\$ 29,226
Davison	\$ 31,391	\$ 28,977	\$ 24,060	\$ 29,556	\$ 0	\$ 14,270	\$ 23,461	\$ 28,645	\$ 27,249
Hughes	\$ 23,739	\$ 35,003	\$ 32,380	\$ 26,267	\$ 0	\$ 14,408	\$ 19,995	\$ 30,449	\$ 28,809
Hutchinson	\$ 19,009	\$ 29,854	\$ 18,373	\$ 22,719	\$ 0	\$ 10,598	\$ 16,963	\$ 27,849	\$ 22,143
Lawrence	\$ 23,192	\$ 24,987	\$ 27,613	\$ 29,675	\$ 0	\$ 45,435	\$ 13,383	\$ 17,105	\$ 22,625
Lincoln	\$ 29,026	\$ 25,168	\$ 21,024	\$ 30,890	\$ 0	\$ 16,051	\$ 17,398	\$ 30,540	\$ 38,582
Minnehaha	\$ 32,648	\$ 32,310	\$ 32,059	\$ 32,346	\$ 59,645	\$ 16,166	\$ 27,874	\$ 33,680	\$ 36,912
Pennington	\$ 28,826	\$ 29,894	\$ 30,536	\$ 26,791	\$ 48,106	\$ 15,277	\$ 23,595	\$ 31,821	\$ 32,666
Yankton	\$ 23,304	\$ 26,102	\$ 27,063	\$ 29,477	\$ 21,078	\$ 13,406	\$ 23,264	\$ 26,272	\$ 25,584
Average	\$ 25,422	\$ 27,815	\$ 27,223	\$ 29,429	\$ 38,498	\$ 15,721	\$ 19,897	\$29,626	\$ 27,773

Source: SD Dept of Labor, Labor Market Information Center, The South Dakota Occupational Wage Publication, 2002 Edition

The previous tables dealing with salary did so by classifications and averages, not actual positions. The pay range of individual positions are included in a report prepared by the South Dakota Department of Labor. The study divided the State into five regions and surveyed the different salaries in each region. Yankton County is part of the 16 County Southeast Region which includes Bon Homme, Charles Mix, Clay, Union, Douglas, Turner, Hutchinson, Aurora, Davison, Hanson, McCook, Moody, Lake, Miner, and Sanborn counties. The data is presented as the average wage and as a percentile wage. The percentile wage represents the number of workers who earn less than or equal to the identified wage; the 10% range signifies that 10% earn less than or equal to the stated salary and 90% earn more and so forth through the identified ranges (**Table 78**).

TABLE 78
South Dakota - Southeast Region Occupational Wage Summary
Random Sort - 2002

Job Classification	# of Workers	Average Wage	10%	25%	50%	75%	90%
PROFESSIONAL							
Accountant/Auditor	400	\$ 18.94	\$ 13.88	\$ 15.15	\$ 17.49	\$ 21.58	\$ 26.72
Attorney	N/A	\$ 25.20	\$ 17.64	\$ 18.90	\$ 20.96	\$ 26.16	\$ 44.76
General Manager	490	\$ 39.83	\$ 24.91	\$ 28.89	\$ 36.96	\$ 48.20	\$ 65.16
Employment Spec.	170	\$ 17.95	\$ 12.21	\$ 14.24	\$ 16.63	\$ 20.60	\$ 26.42
Average		\$ 25.48	\$ 17.16	\$ 19.30	\$ 23.01	\$ 29.14	\$ 40.77
MEDICAL-HEALTH							
Physicians - Internists	40	\$ 62.86	\$ 48.33	\$ 57.29	\$ 0	\$ 0	\$ 0
Pharmacists	70	\$ 29.61	\$ 23.33	\$ 25.57	\$ 29.14	\$ 34.17	\$ 38.68
Registered Nurses	1,600	\$ 17.65	\$ 13.45	\$ 15.25	\$ 17.27	\$ 20.26	\$ 22.39
Physical Therapists	80	\$ 24.02	\$ 18.90	\$ 20.40	\$ 22.95	\$ 26.67	\$ 29.17
Average		\$ 33.54	\$ 26.00	\$ 29.63	\$ 23.12	\$ 27.03	\$ 30.08
CONSTRUCTION							
Brick/Block Masons	90	\$ 9.93	\$ 12.27	\$ 15.59	\$ 20.65	\$ 24.57	\$ 27.13
Carpenters	460	\$ 11.24	\$ 8.51	\$ 9.52	\$ 10.86	\$ 12.91	\$ 14.41
Plumbers	120	\$ 14.86	\$ 11.56	\$ 12.31	\$ 13.43	\$ 18.55	\$ 20.81
Electricians	320	\$ 16.04	\$ 11.63	\$ 12.65	\$ 14.34	\$ 18.33	\$ 23.68
Equipment Operators	290	\$ 14.81	\$ 11.63	\$ 12.65	\$ 14.50	\$ 16.91	\$ 18.47
Average		\$ 15.38	\$ 11.12	\$ 12.54	\$ 14.76	\$ 18.25	\$ 20.90
MANUFACTURING							
Coat, Paint, and Spray	170	\$ 10.85	\$ 7.94	\$ 9.21	\$ 11.23	\$ 12.74	\$ 13.64
Cutting & Punch Press	210	\$ 11.48	\$ 9.23	\$ 10.25	\$ 11.65	\$ 12.90	\$ 13.65
Machinist	110	\$ 13.10	\$ 9.80	\$ 11.31	\$ 12.80	\$ 14.35	\$ 17.35
Welding & Cutting	630	\$ 11.29	\$ 9.16	\$ 9.96	\$ 11.23	\$ 12.77	\$ 13.77
Production Managers	120	\$ 36.13	\$ 23.07	\$ 26.43	\$ 32.69	\$ 42.06	\$ 61.46
Average		\$ 16.57	\$ 11.84	\$ 13.43	\$ 15.92	\$ 18.96	\$ 23.97
RETAIL							
Counter/Retail Clerks	150	\$ 6.96	\$ 5.69	\$ 6.03	\$ 6.59	\$ 7.24	\$ 9.20
Customer Service	550	\$ 10.05	\$ 7.36	\$ 8.48	\$ 9.88	\$ 11.50	\$ 13.40
Parts Sales	260	\$ 10.16	\$ 6.64	\$ 8.09	\$ 10.00	\$ 12.23	\$ 13.85
Retail Sales	1,580	\$ 8.93	\$ 6.04	\$ 6.86	\$ 8.02	\$ 9.73	\$ 13.37
Sales Representatives	540	\$ 18.70	\$ 10.72	\$ 12.70	\$ 16.27	\$ 21.97	\$ 32.46
Average		\$ 10.96	\$ 7.29	\$ 8.43	\$ 10.15	\$ 12.53	\$ 16.46
FIN/INS/REAL *							
Appraisers/Assessors	60	\$ 15.18	\$ 11.00	\$ 12.51	\$ 14.17	\$ 16.71	\$ 20.96
Bookkeeping Clerks	1,270	\$ 10.35	\$ 7.72	\$ 8.82	\$ 10.31	\$ 11.94	\$ 13.46
Financial Managers	150	\$ 34.97	\$ 22.66	\$ 27.61	\$ 32.94	\$ 41.49	\$ 52.77
Bank Tellers	310	\$ 8.30	\$ 7.11	\$ 7.52	\$ 8.18	\$ 9.09	\$ 10.26
Financial Analysts	40	\$ 23.64	\$ 14.99	\$ 17.06	\$ 20.86	\$ 27.33	\$ 40.42
Average		\$ 18.49	\$ 12.70	\$ 14.70	\$ 17.29	\$ 21.31	\$ 27.57

Note: * Abbreviation of Finance, Insurance, and Real Estate

Source: SD Dept of Labor, Labor Market Information Center, The South Dakota Occupational Wage Publication, 2002 Edition

Table 79 lays out the poverty statistics for a 20-year period from 1980-2000.

TABLE 79
Number and Percent in Poverty - 1980 - 2000

Area or Entity	1980 Total Persons	% Below Poverty	1990 Total Persons	% Below Poverty	2000 Total Persons	% Below Poverty
Beadle	2,645	14.0%	2,364	13.2%	1,927	11.9%
Bon Homme	1,677	22.5%	988	15.3%	802	12.9%
Brookings	3,731	17.4%	3,940	17.8%	3,562	14.0%
Brown	3,997	11.3%	4,035	11.8%	3,373	9.9%
Clay	2,142	19.3%	2,625	24.6%	2,406	21.2%
Codington	2,257	11.0%	2,801	12.5%	2,314	9.0%
Davison	2,414	14.0%	2,533	15.0%	2,068	11.5%
Hughes	990	7.1%	1,517	10.4%	1,255	8.0%
Hutchinson	2,122	23.5%	1,528	19.2%	1,002	13.0%
Lawrence	2,498	14.3%	2,799	14.0%	3,073	14.8%
Lincoln	1,503	11.0%	931	6.2%	1,053	4.4%
Minnehaha	9,187	8.7%	9,611	8.0%	10,790	7.5%
Pennington	8,435	12.2%	10,285	12.9%	9,967	11.5%
Yankton	1,776	10.0%	2,442	13.5%	1,920	9.6%
Yankton (City)	1,047	9.3%	1,483	12.1%	1,246	10.2%
South Dakota	112,739	16.90%	106,305	15.90%	95,900	13.2%
United States	27,393,000	12.4%	31,742,864	13.0%	33,899,812	12.0%

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

The percent of Yankton County residents living at or below poverty level has decreased by almost 4% from 1990-2000. Although, the number of persons in poverty is greater in 2000 than 1980 due to the population increase within the County.

Poverty affects persons of all ages with the largest impact upon children, thus the need to examine familial data. **Table 80** provides poverty numbers and percentages for families.

TABLE 80
Families and Percent in Poverty - 1980 - 2000

Area or Entity	1980 Total Families	% Below Poverty	1990 Total Families	% Below Poverty	2000 Total Families	% Below Poverty
Beadle	568	10.7%	450	9.0%	365	7.9%
Bon Homme	370	17.3%	228	12.1%	170	9.4%
Brookings	514	9.6%	620	10.9%	390	6.2%
Brown	820	8.4%	765	8.2%	660	7.0%
Clay	304	10.9%	366	14.1%	344	12.8%
Codington	430	7.9%	561	9.4%	3855	5.6%
Davison	439	9.4%	477	10.7%	396	8.2%
Hughes	180	4.9%	321	8.2%	261	6.0%
Hutchinson	516	19.7%	370	16.0%	211	9.6%
Lawrence	488	10.3%	479	8.9%	528	9.5%
Lincoln	376	9.8%	196	4.6%	215	3.2%
Minnehaha	1,839	6.5%	1,742	5.4%	1,899	5.0%
Pennington	1,768	9.5%	2,208	10.0%	2,025	8.6%
Yankton	313	6.5%	453	9.4%	357	6.6%
Yankton (City)	155	5.2%	231	7.3%	199	6.2%
South Dakota	23,335	13.1%	21,127	11.6%	18,172	9.3%
United States	5,670,000	9.6%	6,487,515	9.9%	6,620,945	9.0%

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

The 1990 percentage of families in poverty was 2.8% higher than in 2000.

Another measure of an area's socioeconomic status is a review of participation levels in the Food Stamp Program as shown in **Table 81**. **Table 80** identifies 357 families who were categorized as being of poverty status in 2000. **Table 81** has 372 households who participated in the food stamp program during the same period.

TABLE 81
Food Stamp Participation Comparison - 2000 - 2002

Entity	2000			2002		
	Number of Households	Number Of Recipients	Avg. \$ Per Month Per Recipient	Number Of Households	Number Of Recipients	Avg. \$ Per Month Per Recipient
Beadle	363	686	\$62	446	862	\$72
Bon Homme	77	191	\$68	75	162	\$77
Brookings	324	613	\$69	366	736	\$77
Brown	673	1,396	\$64	736	1,573	\$73
Clay	326	701	\$83	385	831	\$90
Codington	473	961	\$64	533	1,126	\$71
Davison	506	952	\$64	503	1,001	\$72
Hughes	320	775	\$67	350	866	\$74
Hutchinson	90	211	\$64	96	222	\$74
Lawrence	374	753	\$69	361	765	\$78
Lincoln	111	267	\$66	134	322	\$72
Minnehaha	2,419	5,156	\$70	3,136	6,864	\$78
Pennington	2,457	6,173	\$71	2,694	6,727	\$78
Yankton	372	802	\$67	452	1,017	\$75
South Dakota	16,416	42,986	\$71	18,158	46,920	\$78

Note: *No Values Reported
Source: 2000 and 2002 Kids Count Fact Book

There is a small discrepancy in data presented within Tables 80 and 81. In 2000 there were 357 families at poverty status while 372 household participated in the Food Stamp Program.

The data within **Table 82** tracks the Food Stamp Program participation level for the previous six years. The number of persons utilizing the program fluctuates greatly from year to year. The number of participants has a direct relationship to the County's economy and major employment shifts such as plant closings or lay offs.

TABLE 82
Yankton County Food Stamp Participation - April 1996 - 2002

Data Sets	April-96	April-97	April-98	April-99	April-00	April-01	April-02
Total Persons	1,078	975	851	841	850	1,020	1,091
Total Dollars	\$71,981	\$64,256	\$56,051	\$56,350	\$60,092	\$73,720	\$86,566
Average Per Person	\$66.77	\$65.90	\$65.86	\$67.00	\$70.70	\$72.27	\$79.35

Source: SD Dept of Social Services, Office of Management Information 1996-2002 Statistical Analysis Report

Table 83 presents data which factors earnings, poverty, and population. Data was calculated by a "Dependency Ratio Formula" which is as follows:

$$\frac{\text{Persons Under Age 15} + \text{Persons 65 and Over (100)}}{\text{Total Persons Age 15 to 64}}$$

TABLE 83
Yankton County Senior and Youth Dependency Ratios - 1960 - 2000

Entity	1960	1970	1980	1990	2000
Beadle County	77.8	69.0	57.4	41.1	64.0
Bon Homme County	26.2	67.7	65.6	43.3	63.1
Brookings County	65.2	50.9	41.6	31.4	38.5
Brown County	76.0	67.1	72.8	36.9	54.9
Clay County	61.1	43.5	35.9	27.6	34.6
Codington County	86.5	74.9	61.1	40.3	56.0
Davison County	77.6	76.0	61.8	40.9	58.3
Hughes County	78.8	69.2	56.2	37.2	57.1
Hutchinson County	76.7	81.6	75.6	46.9	84.9
Lawrence County	79.7	62.6	53.3	37.1	48.4
Lincoln County	83.1	78.2	68.4	40.6	54.0
Minnehaha County	76.3	68.4	50.9	34.8	48.8
Pennington County	71.9	42.3	48.8	35.3	51.0
Yankton County	71.7	45.9	53.6	37.7	55.5
Yankton (City)	70.7	66.5	N/A	38.1	57.2
South Dakota	78.8	71.7	59.1	26.2	56.7
United States	67.6	62.2	32.2*	34.1	33.8

Note: *National figure denotes youth under the age of 14. All other figures are under the age of 15.
Source: 1960, 1970, 1980, 1990, 2000 US Census; Statistical Abstract of the United States, 1985, 105th Edition, Population Table No. 27

An example of the dependency ratio for Yankton County in the year 2000 would proceed as shown below:

$$\frac{(\text{Persons Under Age 15} = 4,565 + \text{Persons 65 and Over} = 3,164)}{\text{Total Persons Age 15 to 64} = 13,923} = 7,729 (100)$$

The dependency ratio is 55.5, signifying almost twice as many people of working age as there are those traditionally not of working age. The lower the dependency ratio the greater the number of residents in the workforce and a lesser number out of the workforce. In theory, there are twice as many people working to “support” the dependent population in Yankton County.

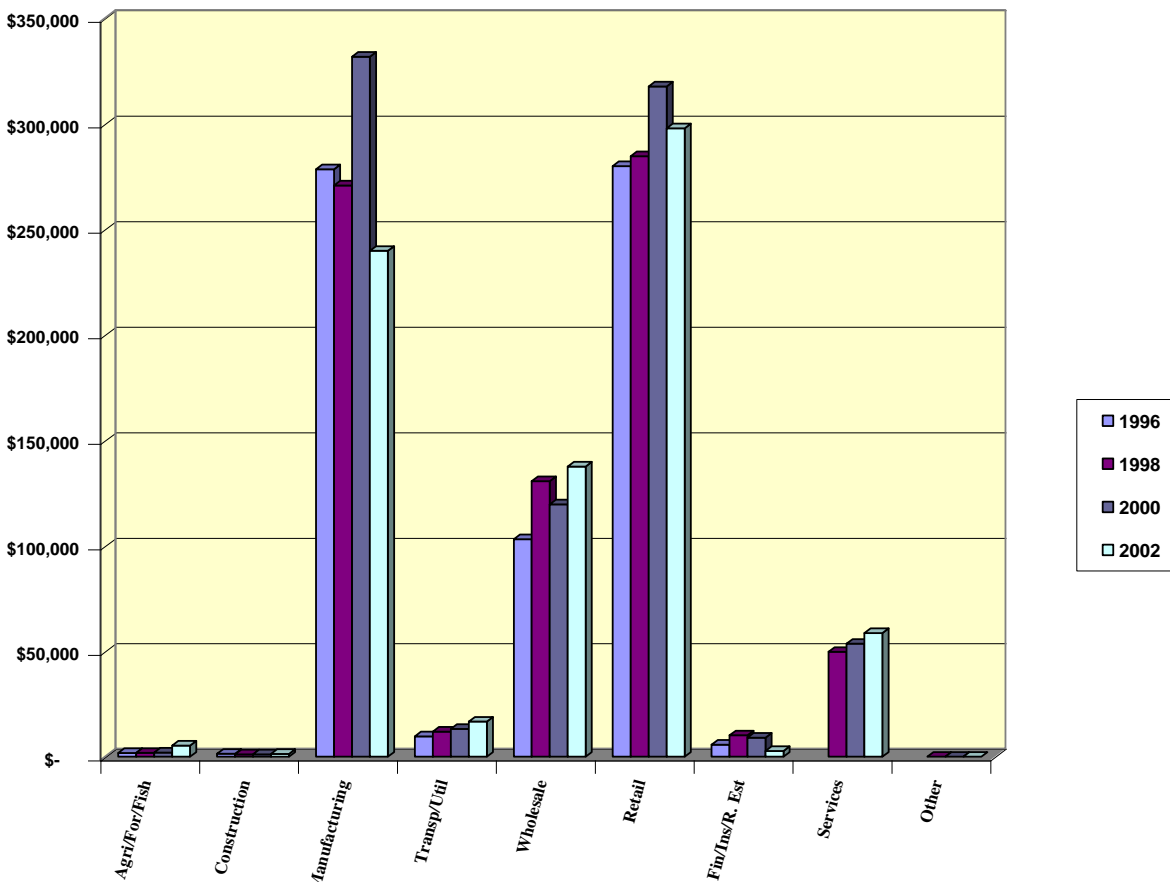
ECONOMY

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 Yankton 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 18 illustrates the recent trends in general gross sales within Yankton County. The data is presented in two year increments. The strongest period in recent history, with regards to manufacturing and retail, was 2000. Gross sales in these two sectors were not as high in 2002 although the agriculture, transportation, and services were strong during this year.

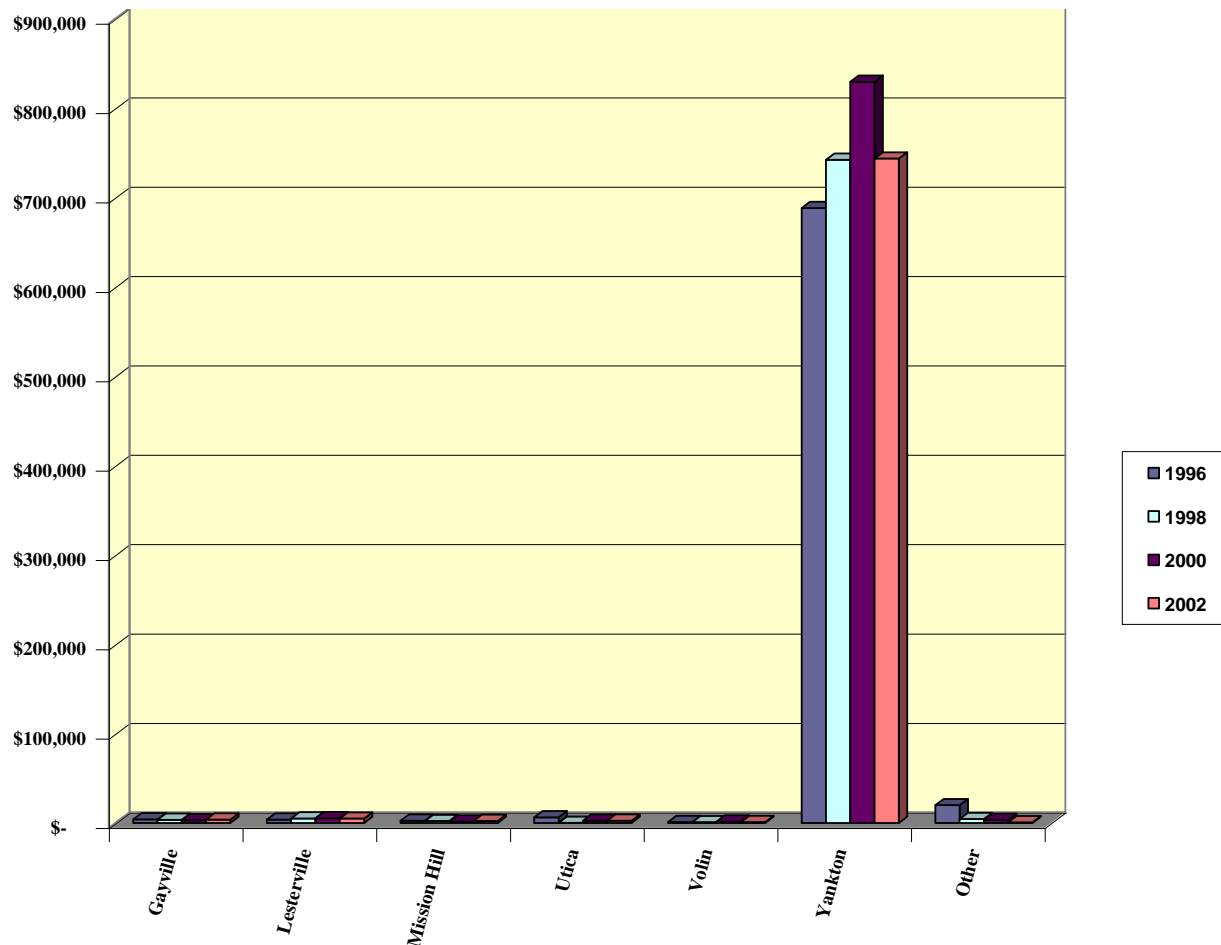
FIGURE 18
Yankton County – General Gross Sales (\$000's)
1996-2002



Source: SD Dept of Revenue, South Dakota Sales and Use Tax Report 1996-2002

The economy of a county includes all activity within the respective communities as well as the rural areas. The impact of the six municipalities within the County for the seven year period of 1996-2002 is shown in **Figure 19**.

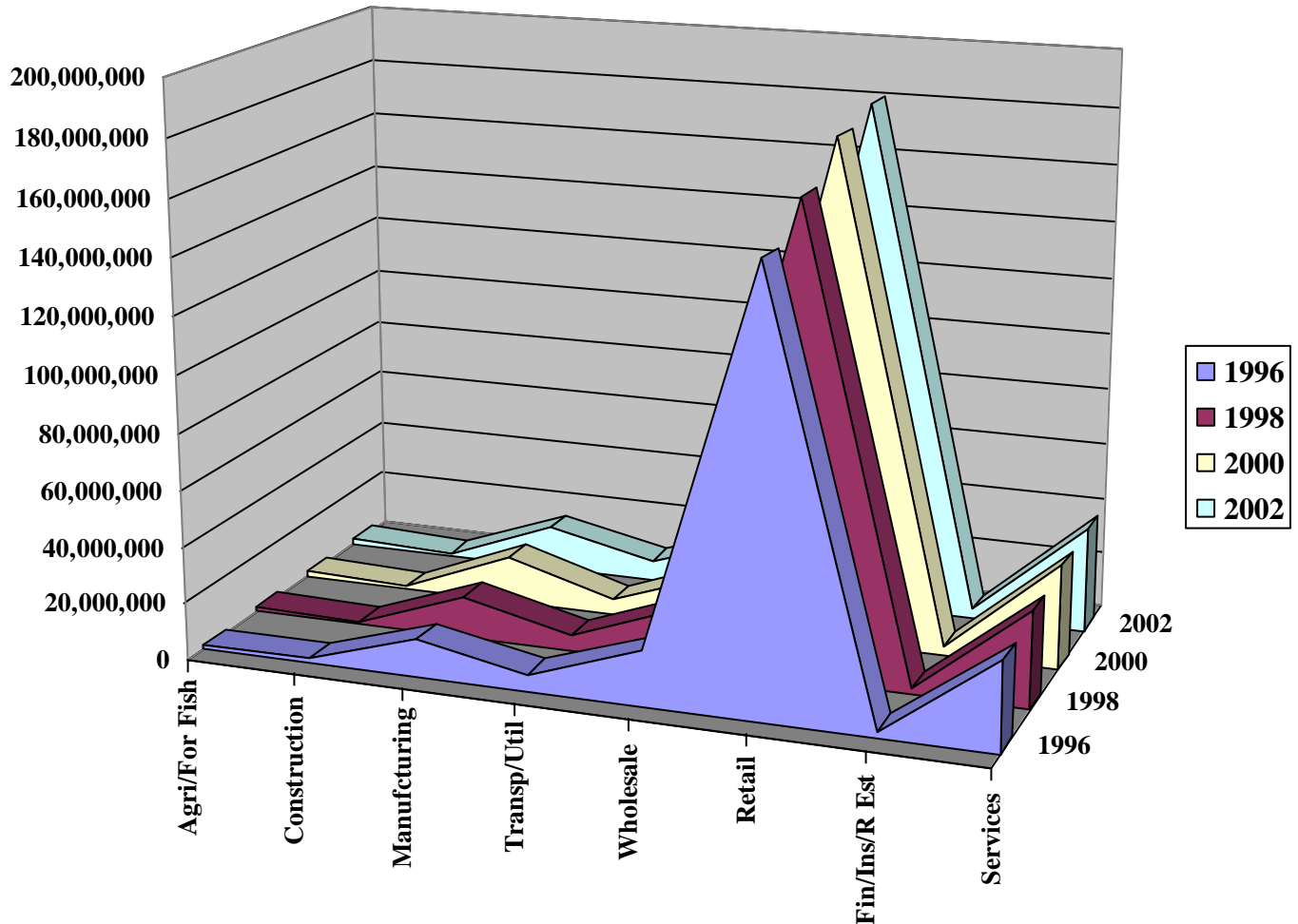
FIGURE 19
Yankton County – Cities and Towns
General Gross Sales (\$000's)
1990-2002



Source: SD Dept of Revenue, South Dakota Sales and Use Tax Report 1996-2002

Gross figures provide an overall view of a region's economic vitality. Taxable sales numbers may be more important to the general public, as these figures have a direct impact upon individual residents. **Figure 20** illustrates the taxable sales for a seven year period within Yankton County.

FIGURE 20
Yankton County - Taxable Sales (\$000's)
1996-2002



Source: SD State Data Center, 2002Community Abstracts; SD Dept. of Revenue, 2002 Sales and Use Tax Report

The importance of retail sales upon Yankton County's economy becomes apparent when viewing the taxable sales data. In addition to retail sales, the top five sectors include services, manufacturing, wholesale, and transportation/utilities. These five sectors have led in taxable sales since 1996 and are most likely to continue for the foreseeable future.

In addition to sales figures, the impact of new business start-ups and closing can be significant, especially to the economies of smaller entities. The ratios of business openings to closing are tracked to indicate the vitality of an economy. The information in **Table 84** includes statistics for the comparative counties and provides a ratio in addition to the raw data for the period of 1990-2001. A ratio of 1.0 means that an equal number of businesses opened and closed during the same period. A number greater than 1.0 is negative and illustrates a greater number of businesses closed. A ratio less than one is positive, showing more businesses opened than closed during the same time frame.

TABLE 84
Business Openings and Closings - 1990 - 2001

AREA															
YEARS	Beadle	Bon Homme	Brookings	Brown	Clay	Codington	Davison	Hughes	Hutchinson	Lawrence	Lincoln	Minnehaha	Pennington	Yankton	South Dakota
1990-1991 Open	78	27	79	164	35	111	66	70	19	171	49	697	434	90	3,211
1990-1991 Close	92	21	69	158	36	95	77	52	32	116	42	514	370	62	2,869
Ratio	1.18	.78	.87	.96	1.03	.86	1.17	.74	1.68	.68	.86	.7	.85	.69	.89
1992-1993 Open	80	25	89	165	34	147	82	104	22	143	50	846	504	101	3,582
1992-1993 Close	78	23	91	163	40	110	87	83	18	119	58	582	374	100	3,070
Ratio	.98	.92	1.02	.99	1.18	.75	1.06	.80	.82	.83	1.16	.69	.74	.99	.86
1994-1995 Open	90	21	112	155	47	154	70	81	22	160	63	875	516	79	3,720
1994-1995 Close	91	16	85	184	50	99	66	55	24	128	40	608	404	84	2,931
Ratio	1.01	.76	.76	1.19	1.06	.64	.94	.68	1.09	.80	.63	.69	.78	1.06	.79
1996-1997 Open	87	24	122	204	50	150	121	106	14	163	63	995	603	110	4,267
1996-1997 Close	90	28	89	147	43	122	83	79	20	126	62	796	454	80	3,405
Ratio	1.03	1.17	.73	.72	.86	.81	.69	.75	1.43	.77	.98	.80	.75	.73	.80
1998-1999 Open	90	18	118	178	60	144	107	87	18	145	89	1056	581	117	4,421
1998-1999 Close	97	16	85	173	53	102	91	88	21	103	60	706	477	88	3,272
Ratio	1.08	.89	.72	.97	.88	.71	.85	1.01	1.17	.71	.67	.67	.82	.75	.74
2000-2001 Open	67	15	114	173	56	141	112	129	30	172	101	1,098	583	111	4,568
2000-2001 Close	77	22	79	167	61	132	92	69	30	134	59	730	450	79	3,502
Ratio	1.15	1.47	.69	.97	1.09	.94	.82	.53	1.00	.78	.58	.66	.77	.71	.77
Avg. Open	82	21.7	105.7	173.2	47	141.2	93	96.2	20.8	159	69.2	927.8	536.8	101.3	3,961.5
Avg. Close	87.5	21	83	165.3	47.1	110	82.7	71	24.2	121	53.5	656	421.5	82.2	3,174.8
Avg. Ratio	1.07	.97	.79	.95	1.01	.78	.89	.74	1.16	.76	.77	.71	.79	.81	.80

Source: South Dakota Dept of Labor, State Administration Office, Aberdeen.

The two year period of 1994-1995 was the poorest year for Yankton County in regards to business development, with the previous period, 1992-1993 being second. A comparison of Yankton County to South Dakota numbers shows the local business climate on a par with the State.

Table 85 details the business support services within Yankton and the comparative counties.

TABLE 85
Business Support Services - 2003

County	Tool & Die	Machine Shop	Office Equipment Service & Repair	Temporary Employment Services	Welding
Beadle	0	6	3	1	2
Bon Homme	0	1	1	1	1
Brown	1	5	5	1	8
Brookings	3	2	1	1	5
Clay	0	2	2	1	2
Codington	1	10	3	1	11
Davison	1	2	3	4	2
Hughes	1	4	2	1	4
Hutchinson	0	1	0	0	2
Lawrence	1	2	1	1	2
Lincoln	6	13	6	9	7
Minnehaha	6	13	8	9	7
Pennington	5	15	5	2	11
Yankton	2	6	0	2	6

Source: SD Governors Office of Economic Development, South Dakota Community Profiles, 2003

RECREATION AND TOURISM

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. Outdoor recreation, primarily camping and water recreation within Yankton County, is an important component of regional tourism. There is an increased interest in cultural attractions and convention business thereby increasing visitor impact. While the County is currently not home to a “destination resort,” the area campgrounds and marina “hold” visitors for several days at a time. The data in **Table 86** identifies 12 major visitor attractions within the state along with visitation numbers for five years; note the large amount of persons utilizing the area campgrounds.

TABLE 86
South Dakota Major Attraction Visitation - 2002

Attraction	1994	1996	1998	2000	2002
Mount Rushmore National Monument	2,755,394	2,571,209	2,706,926	2,522,288	2,922,002
Wind Cave National Park	1,180,024	1,059,070	1,158,001	872,194	965,416
Jewel Cave National Monument	148,552	144,983	131,238	129,445	131,565
Fort Sisseton State Park	78,407	72,753	96,922	107,799	107,862
Badlands National Park	1,149,323	1,043,407	1,039,913	1,124,688	927,762
Lewis & Clark Recreation Area	1,043,451	1,122,924	1,013,286	1,028,697	1,070,190
The Mammoth Site	98,837	92,926	97,104	105,706	107,102
Cultural Heritage Center	30,995	22,513	21,829	20,733	19,741
Custer State Park	1,651,115	1,678,808	1,828,623	1,693,887	1,820,154
Corn Palace	587,822	500,372	334,452	300,852	294,922
Story Book Land	137,365	155,013	139,053	142,992	120,559
West Whitlock Recreation Area	74,859	86,658	69,771	64,047	70,640

Source: SD Dept of Tourism, 2003 Annual Report

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.) 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. **Figures 21** and **22** identify an educated calculation of tourism’s annual impact upon the County’s economy along with past trends.

The future of regional tourism appears bright if the visitor industry continues to cooperate. The bicentennial of the Lewis & Clark expedition has the potential of enhancing visitor interest in the Missouri River. Statewide and local initiatives are being planned for the anniversary in 2004. The challenge for the region will be transferring national media exposure into tourism expenditures. Making tourism an economic development priority should elevate the issue beyond the perceived interests of a select group of businesses. Public awareness is a first step toward community support.

FIGURE 21

Yankton County Compared to Statewide 1991- 2002

Annual Change Comparison of Economic Impact of the Vacation Travel Industry

Source: SD Department of Tourism, 1991-2002 Annual Reports

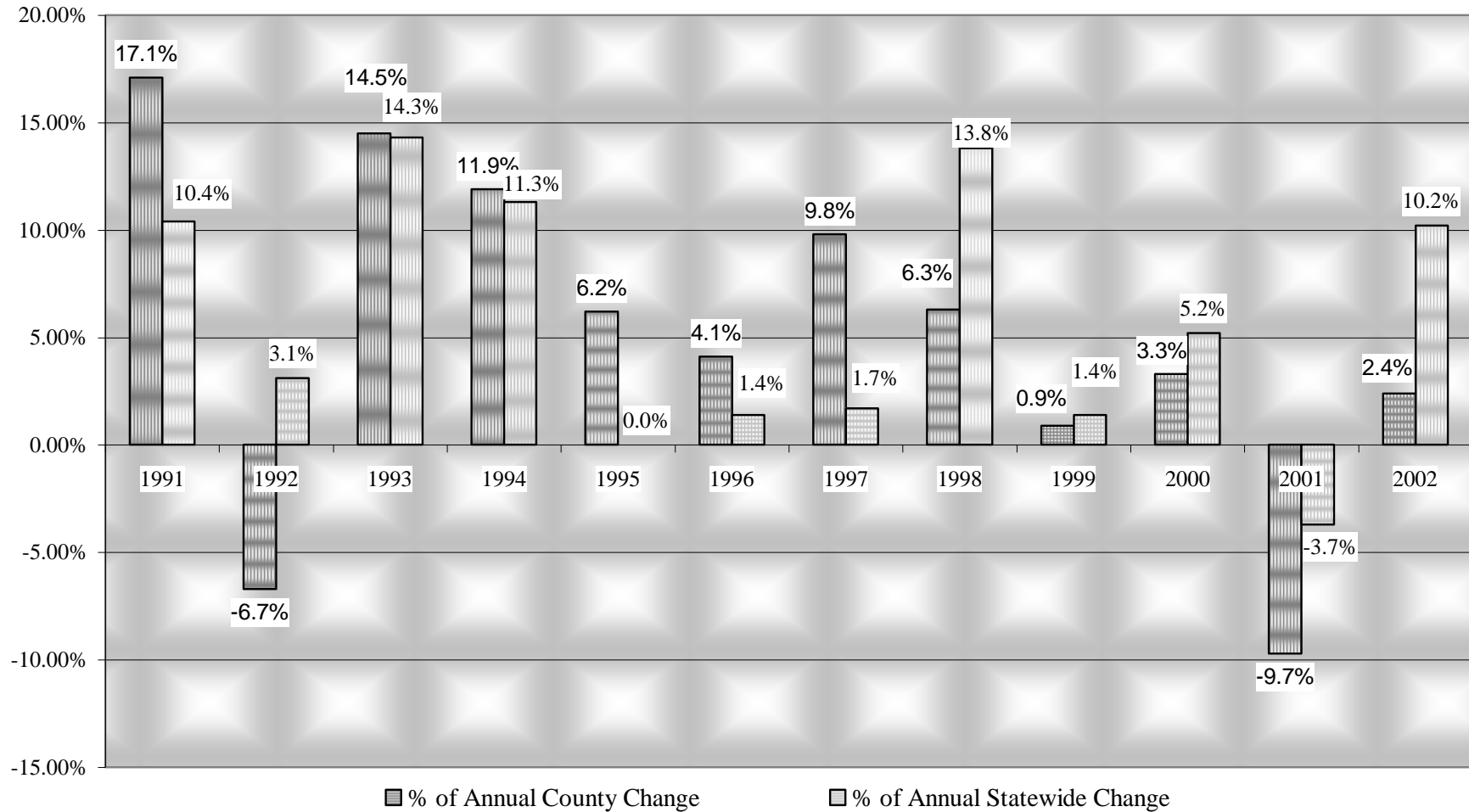
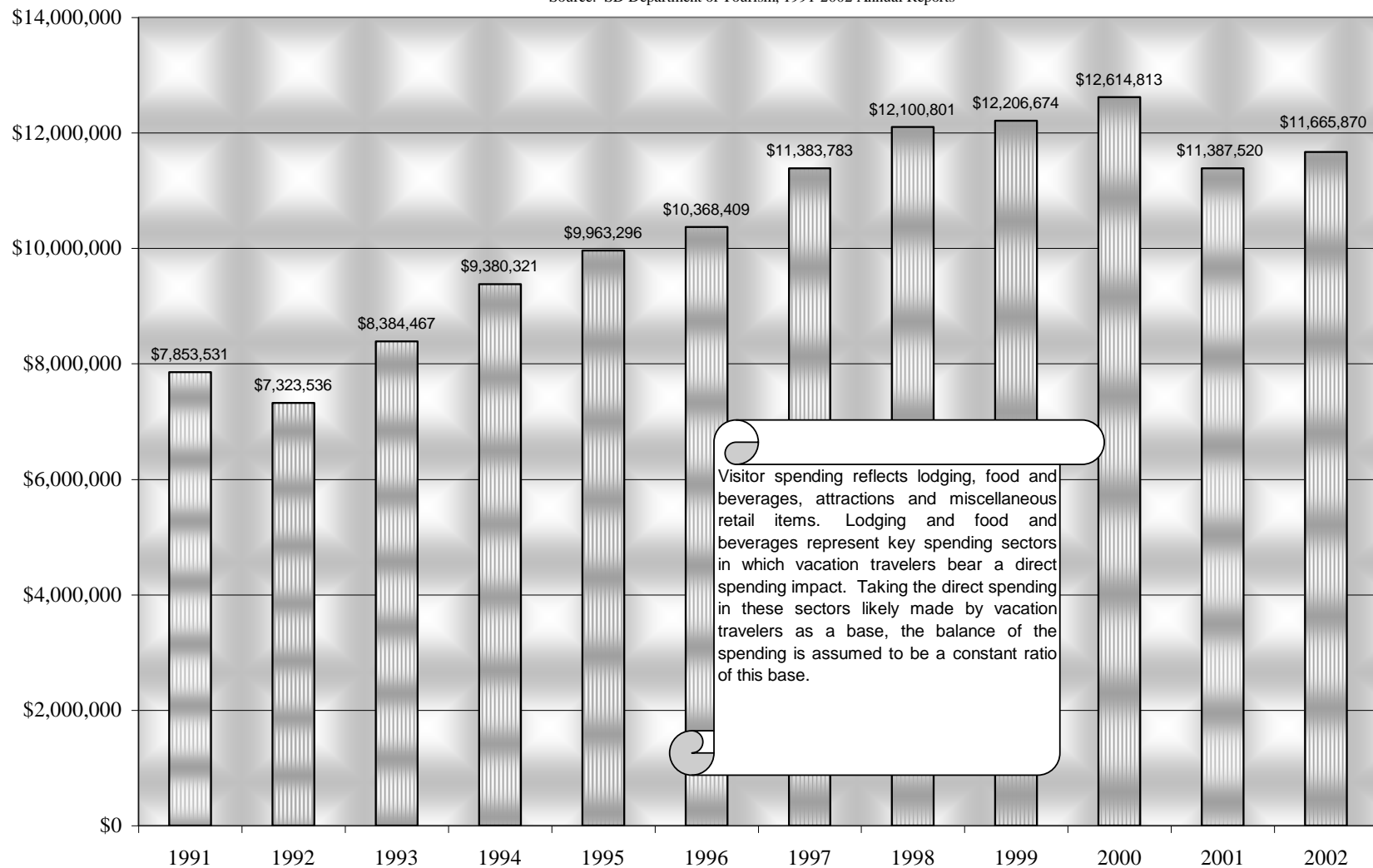


FIGURE 22

**Yankton County
Economic Impact of the Vacation Travel Industry
1991 - 2002 Estimated Visitor Sales**

Source: SD Department of Tourism, 1991-2002 Annual Reports



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 next report including 2002 data will not be available until February 2004. The current data sets for individual counties contains information through 1997. The following two tables illustrate two significant trends in the agriculture sector. **Table 87** illustrates the decreasing number of operating farms dating back to 1969.

TABLE 87
Number of Farms - 1969 - 1997

Entity	1969 Farms	1974 Farms	1978 Farms	1982 Farms	1987 Farms	1992 Farms	1997 Farms
Beadle	1,132	1,053	933	874	872	813	731
Bon Homme	1,043	992	879	827	787	737	672
Brookings	1,313	1,221	1,113	1,060	1,004	959	886
Brown	1,406	1,347	1,235	1,191	1,183	1,089	1,006
Clay	745	683	609	584	498	437	397
Codington	853	766	699	675	636	658	619
Davison	608	552	508	481	464	462	429
Hughes	288	251	244	252	297	256	287
Hutchinson	1,328	1,266	1,120	1,064	995	931	804
Lawrence	263	249	257	245	253	272	270
Lincoln	1,324	1,269	1,187	1,160	1,064	939	806
Minnehaha	1,695	1,596	1,490	1,490	1,382	1,262	1,125
Pennington	700	601	570	577	614	636	637
Yankton	979	877	788	758	733	692	636
South Dakota	45,726	42,825	39,655	37,148	36,376	34,057	31,284

Source: USDA-NASS Census of Agriculture 1969 – 1997, South Dakota Agriculture Bulletins 62 and 63 June 2002 and 2003

A decrease in the overall farm numbers leads to a decrease in farms raising livestock such as cattle and hogs. The data in **Table 88** details the number of farms raising cattle in those counties previously identified as similar to Yankton County. There are a few examples such as Hughes (Pierre) and Lawrence (Spearfish) where the number of facilities may have increased in recent years. However, the declining numbers appear to be a statewide trend.

TABLE 88
Number of Farms Raising Cattle - 1969 - 1997

Entity	1969	1974	1978	1982	1987	1992	1997
Beadle	927	880	709	673	630	571	529
Bon Homme	891	831	713	654	564	537	506
Brookings	1,009	948	756	740	582	524	485
Brown	1,034	967	765	758	697	619	560
Clay	421	383	279	261	160	131	132
Codington	609	543	460	457	389	442	390
Davison	480	423	389	362	289	294	282
Hughes	208	193	143	153	172	156	167
Hutchinson	1,194	1,078	944	860	742	677	569
Lawrence	221	201	193	187	171	171	178
Lincoln	909	878	725	619	437	429	339
Minnehaha	1,245	1,169	953	922	728	695	559
Pennington	573	506	453	439	424	431	444
Yankton	729	646	530	493	434	411	359
South Dakota	35,979	33,895	28,120	27,000	23,998	22,576	20,502

Source: USDA-NASS Census of Agriculture 1969 – 1997, South Dakota Agriculture Bulletins 62 and 63 June 2002 and 2003

The downward trend is evident in Yankton County where the total number of cattle operations has decreased from a high of 729 in 1969 to a low of 359 in 1997. In the 28 year period, Yankton County lost 370 cattle operations, a 51% decrease. During the same time period, the state lost 15,477 operations or 43%.

The statistics are even more dramatic when reviewing the number of hog operations lost during the same time frame (**Table 89**).

TABLE 89
Number of Farms Raising Hogs - 1969 - 1997

Entity	1969	1974	1978	1982	1987	1992	1997
Beadle	447	376	337	262	222	158	72
Bon Homme	624	492	439	357	313	286	117
Brookings	610	484	397	316	244	212	115
Brown	463	358	283	233	187	162	54
Clay	365	280	202	184	131	106	52
Codington	240	162	145	126	94	91	42
Davison	294	245	244	190	156	136	54
Hughes	82	47	55	34	43	37	23
Hutchinson	791	643	581	437	330	318	157
Lawrence	19	10	18	14	12	11	1
Lincoln	646	500	440	343	252	205	99
Minnehaha	830	639	533	427	312	301	146
Pennington	88	64	64	37	36	29	9
Yankton	537	432	387	310	270	219	104
South Dakota	18,143	14,387	12,193	9,336	7,906	6,710	2,889

Source: USDA-NASS Census of Agriculture 1969 – 1997, South Dakota Agriculture Bulletins 62 and 63 June 2002 and 2003

Yankton County lost 433 hog operations in a 28-year period, effectively reducing the number of producers by 81%. At the same time, the state numbers decreased by 15,254 operations or 84%.

As the number of farms and hog or cattle operations decreased, the amount of land in farms and cropland declined throughout the state and in Yankton County (**Table 90**).

TABLE 90
Average Farm Size - 1974 - 1997

YEARS SURVEYED						
CATEGORIES	1974	1978	1982	1987	1992	1997
South Dakota - Land In Farms	45,977,776	44,543,394	44,422,328	44,157,503	44,828,124	44,354,880
Yankton County - Land In Farms	295,293	270,578	249,921	269,176	271,200	261,071
South Dakota - Total Cropland	19,191,587	18,732,968	18,838,739	19,641,972	19,582,565	19,355,256
Yankton County - Total Cropland	231,783	216,416	200,895	226,322	229,359	218,720
South Dakota - Number Of Farms	42,825	39,665	37,148	36,376	34,057	31,284
Yankton Co. - Number Of Farms	877	788	758	733	692	636
South Dakota - Avg. Farm Size	1,074	1,123	1,179	1,214	1,316	1,418
Yankton County - Avg. Farm Size	337	343	330	367	392	410

Source: USDA-NASS Census of Agriculture 1969 – 1997, South Dakota Agriculture Bulletins 62 and 63 June 2002 and 2003

Table 90 also shows an increase in the average farm size in the State and Yankton County. The state wide average farm size has increased by 344 acres in 23 years, an increase of 32%. The same trend is true within Yankton County where the average farm size has increased 22% or 73 acres.

Table 91 details the per acre value of land for the 28-year period ending in 1997.

TABLE 91
Per Acre Value of Land and Buildings - 1969 - 1997

Entity	1969	1974	1978	1982	1987	1992	1997
Beadle	\$ 98	\$ 184	\$ 301	\$ 379	\$ 257	\$ 334	\$ 434
Bon Homme	\$ 177	\$ 252	\$ 480	\$ 665	\$ 480	\$ 541	\$ 723
Brookings	\$ 159	\$ 274	\$ 557	\$ 748	\$ 438	\$ 582	\$ 703
Brown	\$ 141	\$ 222	\$ 371	\$ 495	\$ 340	\$ 412	\$ 563
Clay	\$ 265	\$ 390	\$ 836	\$ 1,007	\$ 604	\$ 856	\$ 910
Codington	\$ 114	\$ 219	\$ 359	\$ 533	\$ 392	\$ 476	\$ 550
Davison	\$ 144	\$ 216	\$ 394	\$ 441	\$ 318	\$ 482	\$ 570
Hughes	\$ 88	\$ 157	\$ 279	\$ 341	\$ 300	\$ 324	\$ 374
Hutchinson	\$ 181	\$ 257	\$ 473	\$ 617	\$ 441	\$ 535	\$ 653
Lawrence	\$ 79	\$ 154	\$ 398	\$ 357	\$ 386	\$ 399	\$ 724
Lincoln	\$ 260	\$ 455	\$ 868	\$ 1,129	\$ 720	\$ 1,077	\$ 1,227
Minnehaha	\$ 252	\$ 425	\$ 820	\$ 1,022	\$ 698	\$ 880	\$ 1,149
Pennington	\$ 54	\$ 102	\$ 149	\$ 230	\$ 254	\$ 191	\$ 325
Yankton	\$ 226	\$ 314	\$ 576	\$ 769	\$ 496	\$ 706	\$ 960
South Dakota	\$ 84	\$ 145	\$ 256	\$ 348	\$ 269	\$ 273	\$ 348

Source: USDA-NASS Census of Agriculture 1969 – 1997, South Dakota Agriculture Bulletins 62 and 63 June 2002 and 2003

The average price for land in Yankton County increased \$734 from 1969 to 1997. An earlier table showed the average Yankton County farm increased by 73 acres in size during the same period. The difference is that these 73 acres may have cost the individual farmer \$70,080 in 1997 versus the \$16,498 in 1969. Current land prices are even higher within Yankton County.

Table 92 illustrates that there are fewer farm operators overall, as well as a greater number of older operators. In 1978 there were 50 operators under the age of 25 in Yankton County; this figure decreased to 16 in 1997, a reduction of 68%.

TABLE 92
Farm Operator Ages – 1978 - 1997

YEARS SURVEYED	1978	1982	1987	1992	1997	1978-1997	1987-1997
OPERATORS AGE							
Yankton County - Age <25	50	48	23	15	16	-68.00%	-30.43%
South Dakota - Age <25	1,967	1,812	1,146	765	668	-66.04%	-41.71%
Yankton County - Age 25-34	98	145	153	92	58	-40.82%	-62.09%
South Dakota - Age 25-34	5,822	6,454	6,131	4,481	2,916	-49.91%	-52.44%
Yankton County - Age 35-44	115	131	122	184	179	55.65%	46.72%
South Dakota - Age 35-44	6,491	6,207	7,064	7,696	7,461	14.94%	5.62%
Yankton County - Age 45-54	174	137	121	127	154	-11.49%	27.27%
South Dakota - Age 45-54	9,647	8,057	6,687	6,406	7,232	-25.03%	8.15%
Yankton County - Age 55-65	247	183	175	122	95	-61.54%	-45.71%
South Dakota - Age 55-65	9,909	9,362	8,701	7,221	5,822	-41.25%	-33.09%
Yankton County - Age 65 >	104	114	139	152	134	28.85%	-3.60%
South Dakota - Age 65 >	4,905	5,256	6,647	7,488	7,185	46.48%	8.09%
Yankton County Total	788	758	733	692	636	-19.29%	-13.23%
South Dakota Total	38,741	37,148	36,376	34,057	31,284	-19.25%	-14.00%

Source: USDA-NASS Census of Agriculture 1969 – 1997, South Dakota Agriculture Bulletins 62 and 63 June 2002 and 2003

The downward trend of production agriculture has been documented as to land, farms, and operators. Another question is the trend with regards to livestock numbers. **Table 93** illustrates the number of cattle raised within Yankton County, the comparative counties, and the entire state during the 28-year term of 1969-1997.

TABLE 93
Inventory of Cattle - 1969 - 1997

	1969	1974	1978	1982	1987	1992	1997
Beadle	107,168	128,172	106,778	120,059	111,527	112,584	98,920
Bon Homme	56,796	65,149	60,473	58,296	51,576	59,446	56,260
Brookings	75,265	92,702	75,996	76,657	63,057	61,962	56,900
Brown	116,045	134,736	118,720	117,889	105,913	108,382	102,037
Clay	38,933	39,382	31,148	25,428	13,714	11,293	12,637
Codington	45,848	47,483	43,356	44,323	44,677	55,218	49,490
Davison	42,853	49,009	44,471	43,068	33,314	30,458	34,720
Hughes	39,506	32,887	23,894	29,141	27,382	31,772	31,133
Hutchinson	86,751	105,359	88,655	83,560	73,484	67,547	68,121
Lawrence	19,098	22,791	21,557	27,702	17,801	18,473	20,289
Lincoln	59,831	67,497	53,546	48,821	32,705	38,376	35,031
Minnehaha	99,025	108,188	80,665	80,726	64,578	64,198	51,844
Pennington	70,094	69,174	56,640	56,148	56,547	68,357	68,107
Yankton	57,158	57,578	42,916	44,600	37,079	36,042	33,496
South Dakota	3,891,166	4,522,597	3,703,674	3,925,131	3,630,200	3,777,822	3,723,271

Source: USDA-NASS Census of Agriculture 1969 – 1997, South Dakota Agriculture Bulletins 62 and 63 June 2002 and 2003

In 1974 there were 57,578 head of cattle raised in Yankton County, a number which decreased by 24,082 in 23 years. This represents a 42% decrease in herd size within the county.

While the decrease in cattle numbers is significant, they are by no comparison as serious as the hog inventory numbers. **Table 94** documents the trend in hog numbers.

TABLE 94
Inventory of Hogs - 1969 - 1997

	1969	1974	1978	1982	1987	1992	1997
Beadle	38,374	40,186	48,434	53,005	49,313	44,188	56,581
Bon Homme	56,255	49,881	65,624	60,456	66,028	79,908	34,790
Brookings	54,695	55,353	73,348	69,223	64,601	70,832	58,890
Brown	44,599	43,463	43,139	37,459	45,356	55,738	22,775
Clay	54,728	39,967	34,589	43,510	33,980	30,818	17,366
Codington	15,917	8,276	15,237	19,914	13,202	17,644	18,511
Davison	31,118	32,031	44,024	31,608	30,353	30,091	20,193
Hughes	5,351	2,553	4,415	4,810	9,192	32,327	30,290
Hutchinson	76,448	85,396	101,653	103,359	92,086	114,595	93,863
Lawrence	435	1,009	442	887	874	1,035	*
Lincoln	64,066	59,055	65,299	70,685	52,583	62,289	41,406
Minnehaha	88,227	79,403	83,053	79,817	78,587	103,713	63,722
Pennington	4,594	2,515	3,162	2,687	2,355	3,206	741
Yankton	63,667	59,728	59,685	63,198	66,083	70,567	37,823
South Dakota	1,639,767	1,578,264	1,772,827	1,764,654	1,750,236	1,978,195	1,396,326

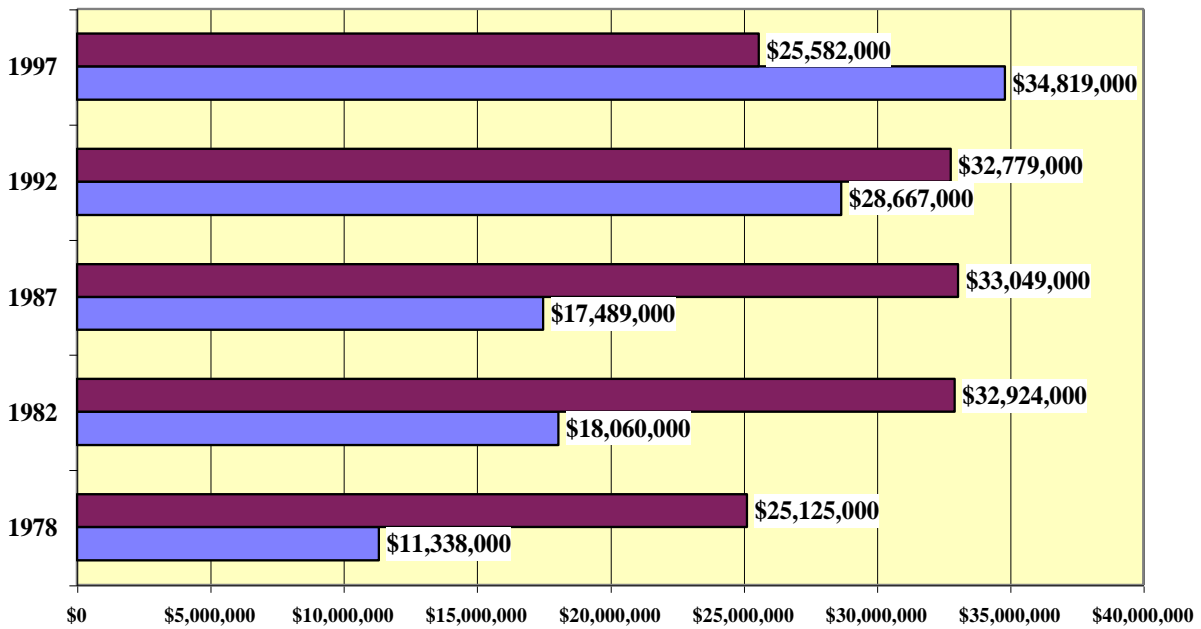
Note: * Data Missing

Source: USDA-NASS Census of Agriculture 1969 – 1997, South Dakota Agriculture Bulletins 62 and 63 June 2002 and 2003

Understanding that livestock markets are very cyclical in nature as shown within the annual herd sizes of the previous tables, it is difficult to explain the change in hog number from an annual average of around 60,000 head to a high of 70,567 in 1992 and a low of 37,823 in 1997. In a five year period, Yankton County was home to a 46% reduction in hog numbers. During the same period, the state numbers dropped by 29%.

The data within the previous table examines one year and a multiple of counties whereas the information in **Figure 23** illustrates recent agricultural trends in Yankton 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.

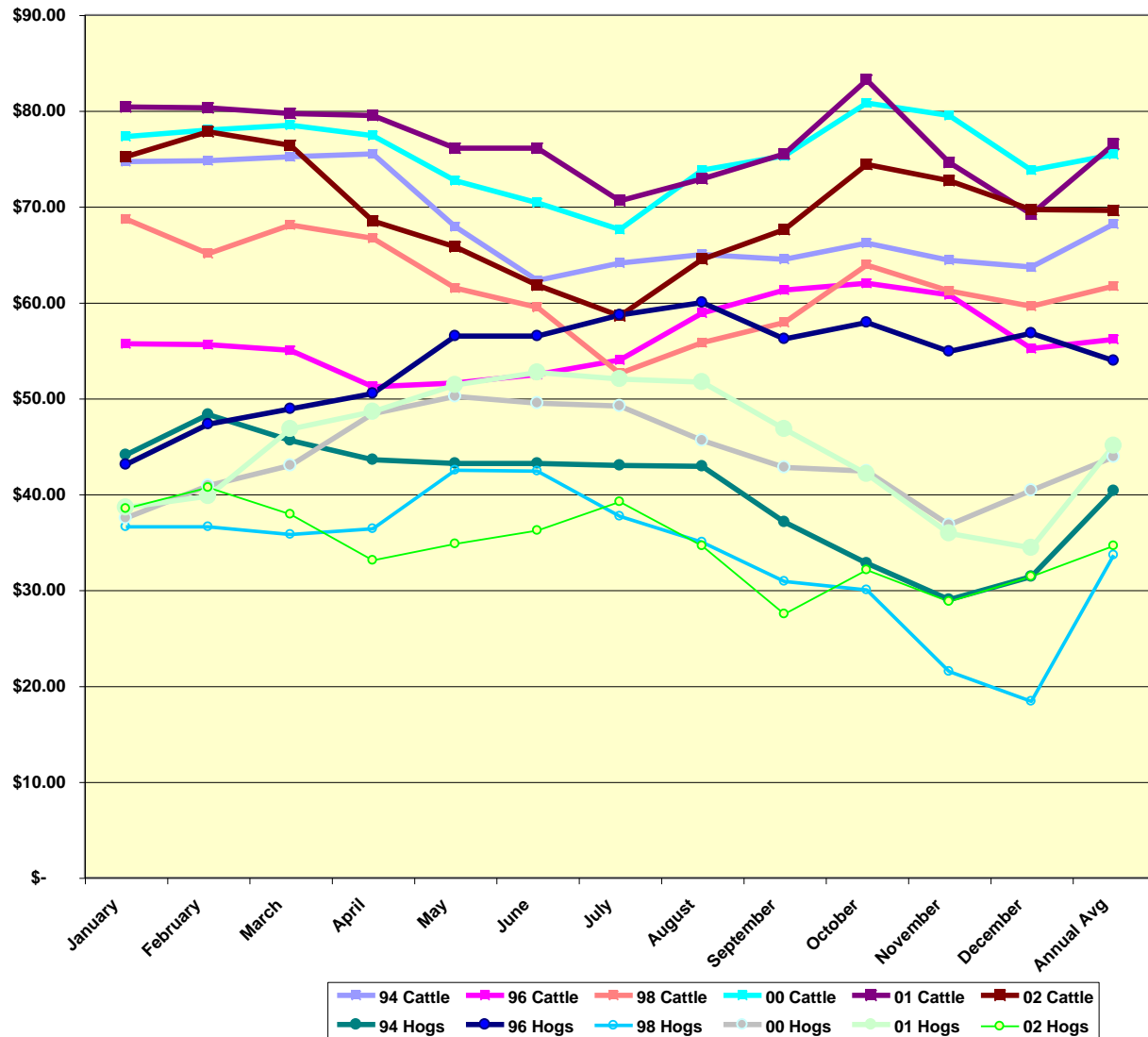
FIGURE 23
Value of Agriculture Products in Yankton County - 1978 - 1997



Source: USDA-NASS Census of Agriculture 1969 – 1997, South Dakota Agriculture Bulletins 62 and 63 June 2002 and 2003

Livestock prices have the largest impact on the agricultural economy. **Figure 24** shows the volatility of cattle and hog prices within the state over an 8-year period ending in 2002. 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 24
Volatility of Beef Cattle and Hog Prices
1994 – 2002



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

Table 95 illustrates the impact of agriculture as to cash receipts received by producers in a one year period. In Yankton County, farmers generated \$65.86 million in revenues for 2000. This number could be dismissed as insignificant if compared to the \$4.14 billion generated throughout the State, but it places agriculture as a major player when compared to other sectors of the local economy.

TABLE 95
Agriculture Cash Receipts - 2001

Area	Crops	Livestock	Sub-Total	Government Payments	Total
Beadle	\$ 36,736,000	\$ 74,084,000	\$ 110,820,000	\$ 19,915,000	\$ 130,735,000
Bon Homme	\$ 30,320,000	\$ 50,774,000	\$ 81,094,000	\$ 11,062,000	\$ 92,156,000
Brookings	\$ 45,132,000	\$ 65,884,000	\$ 111,016,000	\$ 18,546,000	\$ 129,562,000
Brown	\$ 98,275,000	\$ 62,017,000	\$ 160,292,000	\$ 41,321,000	\$ 201,613,000
Clay	\$ 43,410,000	\$ 12,091,000	\$ 55,501,000	\$ 12,111,000	\$ 67,612,000
Codington	\$ 27,641,000	\$ 50,375,000	\$ 78,016,000	\$ 13,031,000	\$ 91,047,000
Davison	\$ 18,772,000	\$ 21,331,000	\$ 40,103,000	\$ 7,626,000	\$ 47,729,000
Hughes	\$ 22,567,000	\$ 19,816,000	\$ 42,383,000	\$ 8,378,000	\$ 50,761,000
Hutchinson	\$ 51,834,000	\$ 72,303,000	\$ 124,137,000	\$ 17,919,000	\$ 142,056,000
Lawrence	\$ 1,641,000	\$ 9,753,000	\$ 11,394,000	\$ 114,000	\$ 11,508,000
Lincoln	\$ 61,280,000	\$ 46,543,000	\$ 107,823,000	\$ 17,826,000	\$ 125,649,000
Minnehaha	\$ 65,217,000	\$ 59,780,000	\$ 124,997,000	\$ 21,564,000	\$ 146,561,000
Pennington	\$ 13,650,000	\$ 38,959,000	\$ 52,609,000	\$ 3,655,000	\$ 56,264,000
Yankton	\$ 36,691,000	\$ 33,225,000	\$ 69,916,000	\$ 10,626,000	\$ 80,542,000
South Dakota	\$ 1,836,101,000	\$ 2,535,651,000	\$ 4,371,752,000	\$ 715,264,000	\$ 5,087,016,000

Source: USDA-NASS South Dakota Agriculture 2003, Volume 63, June 2003, pgs. 115-136

Yankton County ranks ninth for total cash receipts when compared to similar sized counties. Two of the higher producing counties have been referenced repeatedly in discussing positive examples of growth and development in numerous areas; Minnehaha (\$116.2 million) and Lincoln (\$102.0 million).

The final table, **Table 96**, is an annual balance sheet for agricultural production within the State of South Dakota and includes five years of figures to illustrate the impact agriculture has upon the state as well as the numerous county economies.

The identified line items include industry specific language and are defined as follows:

- **Final Sector output:** The gross value of the commodities and services produced within a year.
- **Net-Value Added:** The sector's contribution to the national economy and is the sum of the income from production earned by all factors of production.
- **Net-Farm Income:** The operators share of income from the sectors production activities.

TABLE 96
South Dakota Net Farm Income
Value Added to Agricultural Sector
1997-2001 (Thousand Dollars)

Years	1997	1998	1999	2000	2001
Expenses and Revenues					
Final Agricultural Sector Output	\$ 4,233,309	\$ 4,234,669	\$ 3,995,208	\$ 4,368,845	\$ 4,321,195
Final Crop Output	\$ 2,144,603	\$ 2,136,670	\$ 1,691,312	\$ 1,729,477	\$ 1,664,921
Final Animal Output	\$ 1,743,645	\$ 1,684,645	\$ 1,831,519	\$ 2,174,639	\$ 2,182,396
Services and Forestry	\$ 345,060	\$ 413,354	\$ 432,377	\$ 464,728	\$ 473,879
Production expenses	(\$ 1,988,805)	(\$ 2,011,237)	(\$ 2,062,167)	(\$ 2,255,003)	(\$ 2,401,230)
Feed, Livestock & Seed Purchased	\$ 642,999	\$ 654,612	\$ 704,222	\$ 783,682	\$ 854,982
Fertilizer, Pesticide, Fuel & Electricity	\$ 618,108	\$ 602,570	\$ 568,143	\$ 649,596	\$ 683,175
Other Intermediate Expenses	\$ 727,698	\$ 754,055	\$ 789,802	\$ 821,725	\$ 863,073
Net Government Transactions	\$ 81,091	\$ 250,563	\$ 609,850	\$ 602,895	\$ 520,142
Direct Government Payments	\$ 268,087	\$ 437,451	\$ 791,124	\$ 789,895	\$ 715,264
Motor Vehicle Fees	\$ 9,324	\$ 10,027	\$ 9,613	\$ 10,937	\$ 12,017
Property Taxes	\$ 177,672	\$ 176,861	\$ 171,661	\$ 176,063	\$ 183,105
Gross Value Added	\$ 2,325,595	\$ 2,473,995	\$ 2,502,891	\$ 2,716,737	\$ 2,440,107
Capital Consumption	(\$ 411,350)	(\$ 417,473)	(\$ 420,450)	(\$ 422,561)	(\$ 429,208)
Net Value Added	\$ 1,914,245	\$ 2,056,522	\$ 2,082,441	\$ 2,294,176	\$ 2,010,899
Factor Payments	(\$ 773,815)	(\$ 743,406)	(\$ 747,484)	(\$ 826,373)	(\$ 793,202)
Employee Compensation	\$ 97,787	\$ 114,930	\$ 106,038	\$ 116,556	\$ 133,616
Non-Operator Net Land Rent	\$ 349,926	\$ 299,108	\$ 307,166	\$ 361,721	\$ 315,667
Real Estate and Other Interest	\$ 326,102	\$ 329,368	\$ 334,280	\$ 348,096	\$ 343,919
Net Farm Income	\$ 1,140,430	\$ 1,313,116	\$ 1,334,957	\$ 1,467,803	\$ 1,217,697

Source: USDA-NASS South Dakota Agriculture 2003, Volume 63, June 2003, p.53

The information in the previous table illustrates the comprehensive impact of Agriculture upon the state and local economies. In 2001, South Dakota agricultural producers expended \$2,401,230,000 (\$2.4 billion) on items necessary for production. These expenses generated \$1,217,697,000 (\$1.2 billion) in net income during the same period.

While the impact of agriculture upon the local economy is significant, there remains a resistance to large scale concentrated animal feeding operations. This was evident in Yankton County when a 22,750 head cattle feeding operation was proposed near the Town of Utica. The proposed operation resulted in a lengthy campaign by both sides of the issue and an initiated ordinance limiting animal feeding operations by location and size being placed on the ballot. In a public election, March 20th, 2001, the voters of Yankton County demonstrated their desire to place limits on concentrated animal feeding operations. While the resulting ordinance was ultimately overturned by the South Dakota Supreme Court, (649 NW 2d 597) the election results indicate a need for the County to address limitations in the Yankton County zoning ordinance revisions. One point to note is the actual ballot results of the initiated measure including the level of turnout, there were 5,504 official ballots, with 3,790 voting in favor of the initiated ordinance and 1,714 voting against. The percentage of voter turnout was 39%.

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

County Planning Challenges

The following economic challenges 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 the county's expansion in job training facilities;
- ✓ Maintaining a manufacturing base in an era of increasing global competition;
- ✓ Creating an economic environment that supports entrepreneurship;
- ✓ Avoiding a continued decline in production agriculture capacity;
- ✓ Building value-added 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.

Policy Recommendations

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

- 1) Expand county interaction with community development corporations and business organizations;
- 2) Encourage development projects that take advantage of existing industrial and commercial areas and infrastructure;
- 3) Discourage projects that take prime farmland out of production;
- 4) Preserve individual property rights while promoting and protecting 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 by establishing limitations on concentrated animal feeding operations regarding maximum size and minimum setbacks;
- 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 promote the separation of economic activities from conflicting land uses.

CHAPTER VIII

LAND USE

OVERVIEW

The first chapter introduced the elements of a Comprehensive Plan, as identified in state statute. South Dakota Codified Law (SDCL) specifically notes guiding “land utilization” as one of the required outcomes of a comprehensive plan. The intent of this chapter is to identify, map, and analyze the various land use patterns and issues within the County. The “Introduction” also identified five primary issues facing Yankton 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.

Earlier, the County’s land use planning jurisdictional area was defined as Yankton County except the incorporated municipalities. This is an accurate description with the exception of an Extra-Territorial Jurisdictional (ETJ) area abutting the City of Yankton. 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 25**. Currently, the County has no mechanism for formal input or regulatory authority within the shaded area around the City of Yankton.

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 a road inventory in July of 1999. The data is not current yet the information provides a valid representation of land use patterns.

FIGURE 25

City of Yankton ETJ

EXISTING LAND USE

Yankton 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 four land use categories:

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

The predominant land use is agriculture, constituting 261,071 of the 332,032 acres or 78.6% of the land within the County. The smallest category is commercial. These properties are often located in or adjacent to municipalities.

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 in order to accommodate the remaining three uses. Residential properties are most predominant west of the City of Yankton, either near the Missouri River or Lewis and Clark Lake. The commercial uses are adjacent to South Dakota Highways 50 and 52. Public lands include property along the Missouri River, Lewis and Clark Lake, and 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 26**. The majority of development activity has occurred in the three southernmost townships near the City of Yankton. Therefore, **Figure 26** is complemented by enlargements of these areas and labeled as **Figures 26-A, 26-B, and 26-C**.

FIGURE 26
Current Land Use Map (11x17)

FIGURE 26-A
Current Land Use Map
Ziskov South

FIGURE 26-B
Current Land Use Map
Utica South

FIGURE 26-C
Current Land Use Map
Mission Hill South

FUTURE LAND USE

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 the development of property. 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 “what not to do” yet it is as important to provide language in the reverse, “what to do”. These types of objectives are evident when discussing preservation issues or elements including agricultural lands, road right-of-ways, utility corridors, and transitional areas. Transitional areas were established to regulate development in those areas most likely to transition or change in uses with the 5 - 20 years.

Yankton 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 including a future land use map or zoning ordinance.

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; and
- Future growth needs.

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 27, 27-A, 27-B, and 27-C**. 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. The map illustrates land uses in the same four general categories as were shown within the current land use maps along with a fifth, Transitional.

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

The fifth use, transitional which is most often found between the City of Yankton’s ETJ area and the existing developments two to three miles outside of the City has been added to address those areas. These five categories will most likely be further divided into subsets when the zoning map is prepared.

FIGURE 27

Future Land Use Map (11x17)

FIGURE 27-A

**Future Land Use Map
Ziskov South**

FIGURE 27-B

**Future Land Use Map
Utica South**

FIGURE 27-C

**Future Land Use Map
Mission Hill South**

FUTURE DEVELOPMENT

This section contains the development “vision” for Yankton 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 Yankton 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. Yankton 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.

1. Compatibility of land uses;
2. Promotion of in-fill;
3. Reuse of vacant sites within the appropriate districts;
4. Utilization of existing public infrastructure and road systems;
5. Protection of the public health, safety and the general welfare; and
6. 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.

CHAPTER IX

PLAN IMPLEMENTATION

The process of implementing a comprehensive plan is multi-faceted and includes past, immediate, short-term and long-term actions by both the Planning and County Commissions. This chapter reviews identified facets and provides measures to address each aspect.

PAST ACTIONS

The Yankton County Comprehensive Plan has been developed over many years through various actions and decision by private citizens, commercial enterprises, and governmental action. The majority of these past issues and decisions or their end results were addressed within numerous meetings, hearings, and subsequent discussions since the authorship and adoption of the Yankton County Temporary Zoning Ordinance in December 2001.

The Planning Commission is responsible for drafting the Comprehensive Plan and presenting the document to the County Commission for its review, approval, and potential adoption. In drafting the plan, the Planning Commission was provided extensive amounts of statistical information along with planning principles, theory, and examples for its consideration and possible inclusion in the comprehensive plan.

The first eight chapters contained information ranging from demographic to economic data along with summations of individual tables, statistics, and theories. The close of each chapter included planning challenges and policy recommendations. The challenges and policy recommendations were developed from three primary sources:

1. Information within the preceding chapter;
2. Discussions amongst the commission members; and
3. Incorporation of survey results completed by the membership of both commissions.

IMMEDIATE ACTIONS

The immediate action required by the Commissions is to adopt the Comprehensive Plan in accordance with South Dakota Statutes, specifically SDCL 11-2. The process includes:

- Acceptance by the Planning Commission;
- A minimum of one public hearing before the Planning Commission;
- Revisions as needed in response to the public comments;
- Planning Commission recommendation of adoption;
- A minimum of one public hearing before the County Commission;
- Revisions as needed in response to the public comments;
- County Commission adoption of the Comprehensive Plan.

SHORT TERM ACTIONS

Upon adoption of the Comprehensive Plan by the County Commission, the Planning Commission must begin revising the Temporary Zoning Ordinance. The Planning Commission must complete its work well in advance of December 21, 2003 the date on which the Temporary Zoning Ordinance will expire.

The overall purpose of a zoning ordinance is to regulate the use of land in order to promote health, safety, and the general welfare of the County. The existing Temporary Zoning Ordinance provides for eight zoning districts:

- AG Agricultural
- R-1 Low Density Rural Residential
- R-2 Low to Moderate Density Rural Residential
- R-3 Moderate to High Density Rural Residential
- R-4 High Density Rural Residential
- MHP Manufactured Home Park
- RC Rural Commercial
- PUD Planned Unit Development

The temporary zoning ordinance was based on existing land uses and the expectation that private citizens, developers, contractors, and other affected persons would have petitioned for rezoning to assist in identifying specific districts upon the zoning map. The absence of private requests for rezoning will require the Commissions to choose the individual district regulations and boundaries.

The processes of administering the Temporary Ordinance and drafting the Comprehensive Plan have assisted in identifying necessary modifications to the Temporary Zoning Ordinance. The Commissions have recognized the need to regulate certain land uses and provide additional zoning districts within the final zoning ordinance.

LONG TERM ACTIONS

There are a variety of land use regulation options available to local governments within the State of South Dakota. A zoning ordinance is 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.

- **Zoning Ordinance:** The County is currently operating with a Temporary Zoning Ordinance and is expected to draft a “permanent” ordinance prior to December 21, 2003. In addition, the County granted the City of Yankton Extra-Territorial Zoning Jurisdiction for an area approximately one mile outside of the City’s corporate boundaries to facilitate orderly growth on the City’s periphery.
- **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:** While an effective codes program is viewed as a necessary element of land use regulations by some entities, the specificity of the regulations has a tendency to concern residents. Prior to drafting a property maintenance ordinance or adopting a nationally standardized building code, such as the Uniform Building Code, a group of strong public advocates is advised. As was brought to the County's attention in the recent past, a sound code enforcement program can assist a "community" in helping to attract new residents, employees, and businesses by offering a pleasant living environment and safe and healthy housing for its residents.
- **Capital Improvements Program:** The land use regulations detailed above are able to provide the regulations necessary to guide the development of the County. 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 County, and increased coordination between agencies, governmental entities, and commercial or private interests having responsibility for public facility construction.
- **Comprehensive Plan:** 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.