

McPherson County



Comprehensive Plan

Adopted: December 2, 2003
Effective: December 30, 2003

Re-adopted: May 6, 2025
Effective: June 3, 2025

Prepared under the direction of the McPherson County Commission and
the McPherson County Planning and Zoning Commission

With assistance from
Northeast Council of Governments
Aberdeen, SD

ADOPTION PROCESS

Date:

October 22, 2003
November 7, 2003
November 12, 2003
November 19, 2003
December 2, 2003
December 2, 2003
December 10, 2003
December 10, 2003
December 10, 2003
December 30, 2003

Action:

Notice of Planning Commission Public Hearing Published
Planning Commission Public Hearing held and recommends adoption
Planning Commission Public Hearing minutes published
Notice of County Commission Public Hearing published
County Commission Public Hearing held
County Commission approves Comp Plan through Resolution 03-13
County Commission Public Hearing minutes published
Resolution of Adoption published
Notice of Adoption published
Comprehensive Plan effective

RE-ADOPTION PROCESS

Date:

April 10, 2025
April 22, 2025
May 1, 2025
April 24, 2025
May 6, 2025
May 6, 2025
May 15, 2025
May 15, 2025
May 15, 2025
June 3, 2025

Action:

Notice of Planning Commission Public Hearing Published
Planning Commission Public Hearing held and recommends adoption
Planning Commission Public Hearing minutes published
Notice of County Commission Public Hearing published
County Commission Public Hearing held
County Commission approves Comp Plan through Resolution 25-14
County Commission Public Hearing minutes published
Resolution of Adoption published
Notice of Adoption published
Comprehensive Plan effective

RESOLUTION NUMBER 25-14
"A RESOLUTION ADOPTING A COMPREHENSIVE PLAN
FOR MCPHERSON COUNTY, AS PROVIDED FOR IN SDCL 11-2"

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

WHEREAS, the McPherson County Planning Commission has developed a Comprehensive Plan, has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the County Commission; and

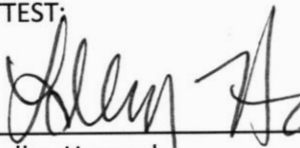
WHEREAS, the McPherson County Commissioners have received the recommendation of the Planning Commission and have held the required Public Hearing; and

WHEREAS, the adoption of the Comprehensive Plan would enhance the responsible development of McPherson County and the surrounding area.


NOW THEREFORE, be it resolved by the McPherson County Commissioners, that the Comprehensive Plan for McPherson County be hereby adopted and effective upon 20 days after publication of this resolution.

Adopted this 6th day of May 2025.

ATTEST:


Lindley Howard
McPherson County Auditor




Mark Opp
Chairman of the Board of Commissioners

Neuharth moved to adopt Resolution Number 25-14. Mardian seconded the forgoing motion. Upon roll call vote, thereon, all voted "AYE". Motion carried, and Resolution Number 25-14 was declared duly adopted.

Publication Date: May 15, 2025.

Effective Date: June 3, 2025.

RESOLUTION NO. 03-13

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

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

Whereas, the McPherson County Planning Commission has developed a Comprehensive Plan for the years 2003-2023, has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the County Commission; and

Whereas, the McPherson County Commissioners have received the recommendation of the Planning Commission and have held the required Public Hearing; and

Whereas, the adoption of the Comprehensive Plan would enhance the responsible development of McPherson County and the surrounding area.

Now therefore, be it resolved by the McPherson County Commissioners, that the Comprehensive Plan for McPherson County for the years 2003 through 2023 be hereby adopted and effective upon 20 days after publication of this resolution.

ADOPTED THIS 2nd day of December, 2003.

Publication Date: December 10, 2003

Effective Date: December 30, 2003

Commission Chairman McPherson County

ATTEST:

Auditor McPherson County

ACKNOWLEDGEMENTS

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

County Commission

Commission Members: Michael Rath, Richard Waltman, Duane Wanner, Dennis Wolff,
Earl Krein

Auditor: Steve Serr

Planning Commission

Board Members: Earl Krein, Robert Roth, Richard Kolb, Leland Berreth, Earl Gruebele

The Northeast Council of Governments prepared this document under the direction of the McPherson County Commission.

I. INTRODUCTION

A. PURPOSE, AUTHORIZATION AND ADOPTION

1. PURPOSE OF THE COMPREHENSIVE PLAN

There are three primary purposes of this document:

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

2. AUTHORIZATION UNDER STATE LAW

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

3. AREA OF PLANNING JURISDICTION

The County shall, under South Dakota statutes, have the authority to control development in the entire County with exception of that area located within the Corporate Limits of Leola, Eureka, and one mile outside of Eureka surrounding the entire city. Each municipality having filed comprehensive plans will work in cooperation with the County to control growth and development near the city-limits.

B. APPROPRIATE USE OF THE COMPREHENSIVE PLAN

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

II. DESCRIPTION OF THE STUDY AREA

McPherson County lies in northeastern South Dakota. It is bounded on the east by Brown County, on the west by Campbell and Walworth Counties, on the south by Edmunds County. There are 5 incorporated municipalities within McPherson County.

Eureka was first known as St. Petersburg, the city was platted in 1887. For 15 years, from 1887, to 1902, this "end of the track" town was the largest primary wheat market in the world. In 1897 alone, two-thirds of the world's wheat crop entering the commercial market was shipped from Eureka. Germans from Russia settled the area with a strong work ethic. Stone buildings and structures, and stained glass windows created by fine craftsmen are still found throughout the town.

The idea to name kuchen as the state dessert originated in Eureka. The bill became law and kuchen officially became the South Dakota State Dessert on July 1, 2000.

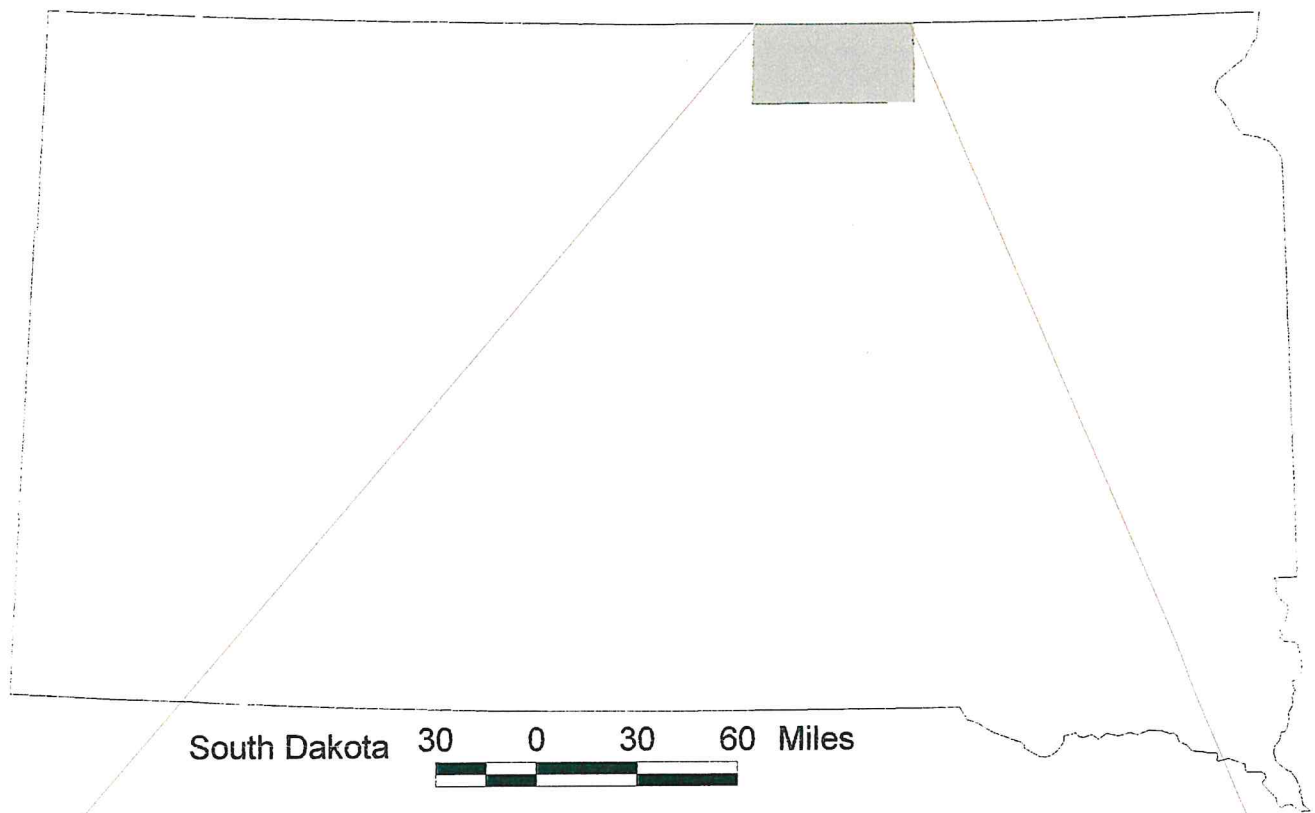
Leola was founded in 1884 and incorporated in 1907. Leola was named for Leola Haynes, daughter of Captain E.D. Haynes, who served as the first surveyor. In 1883, a group of men gathered at Ordway, a starting point for settlers north of Aberdeen, heading northwest looking for homesteads. Among them were Tarquin Franklyn, John Murrie, Andrew Williams, S. P. Harden brook, Walter Cavanaugh, John Hooker, H. A. Moulton, his son, Louis, and Captain E. D. Haynes, who were looking for a suitable town site. Leola is best known for being the "Rhubarb Capital."

Hillsvieview came into existence in 1887. The treeless, virgin land soon attracted the Black Sea German Russian immigrants and they needed a place for a town. Hillsvieview was named so because of the view of the high hills to the north of the town site. One of the reasons for establishing this tiny hamlet was that it was a shipping point for the Milwaukee Railroad for grain and livestock between Eureka and Hosmer. At one time there was a large stockyard in Hillsvieview and Lawrence A. Wolf was the cattle buyer.

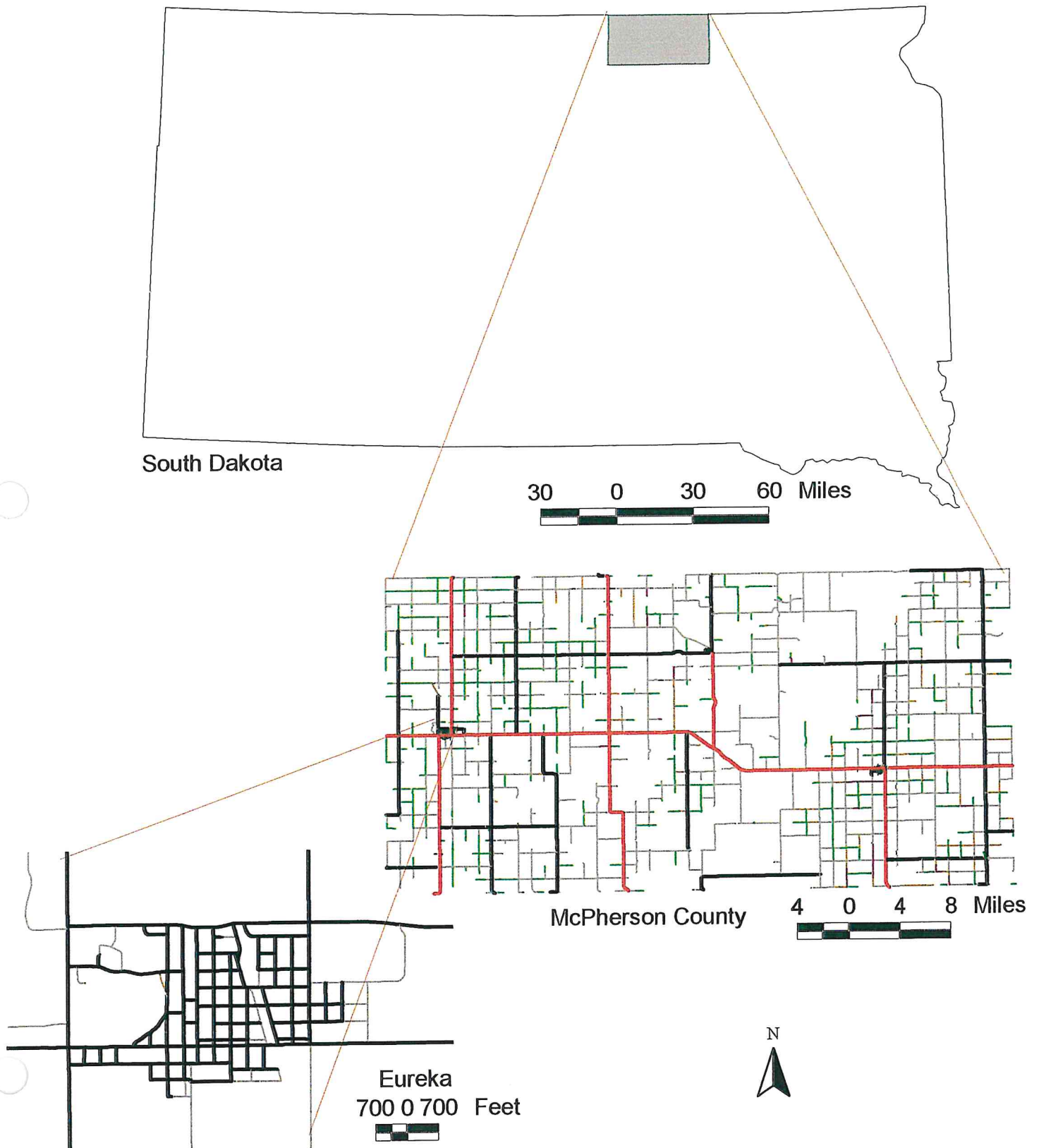
The name Long Lake, so called for the lake by that name located about two miles west of the present town site, was very likely established officially by the United States Postal Department when on September 11, 1884 a mail station was started. The Post Office was located in various places until on January 2, 1930 when Karl Meier became the official Long Lake postmaster following the dedication of the town on November 13, 1929.

Wetonka, a small town eight miles east and eight miles south of Leola, lives up to the meaning of its name--friendly people. Started in 1906 when the Minneapolis and St. Louis railroad built a spur from Aberdeen through Wetonka to Leola; a depot, section house, three grain elevators, and two lumber and coal sheds were built.

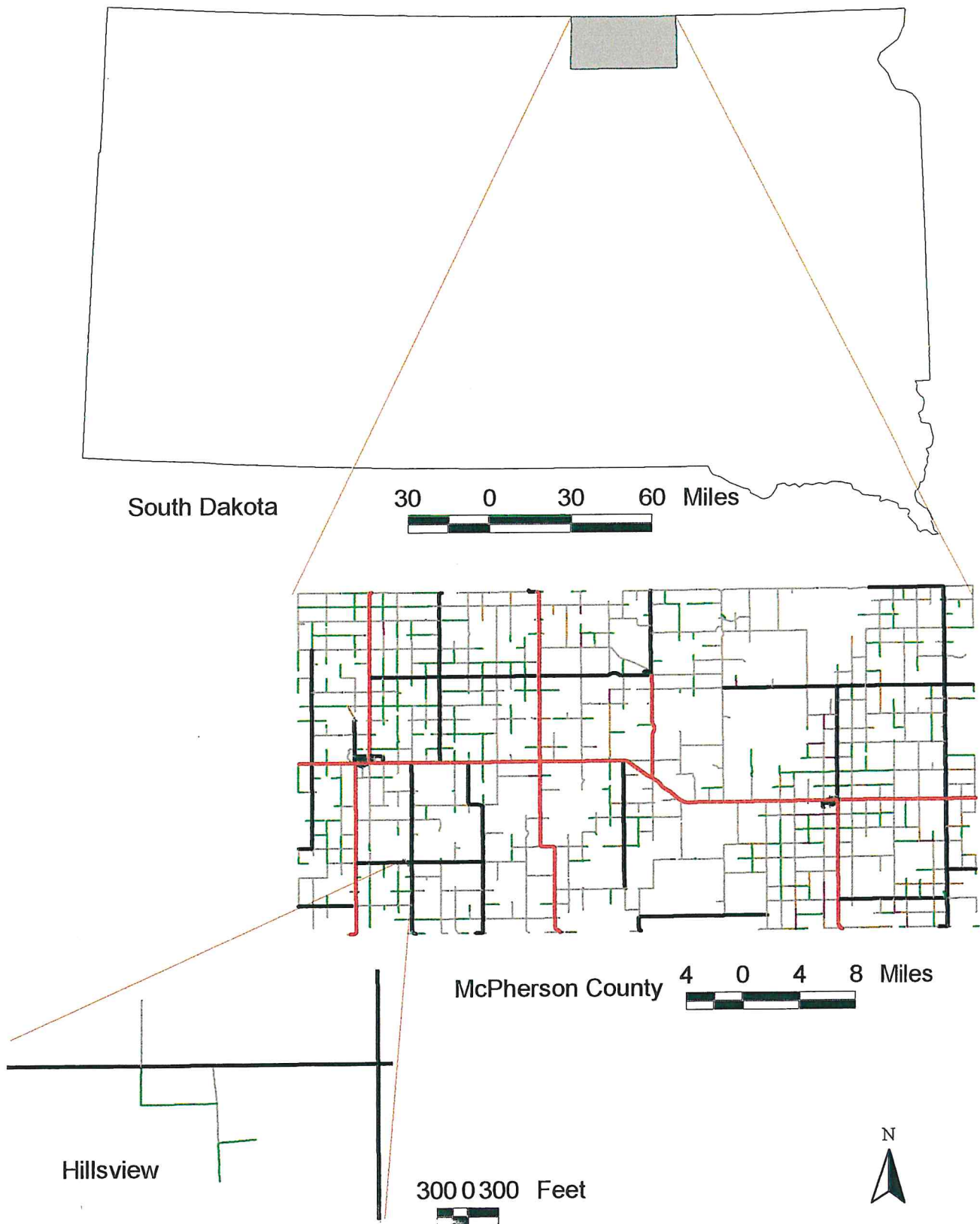
Location of McPherson County South Dakota



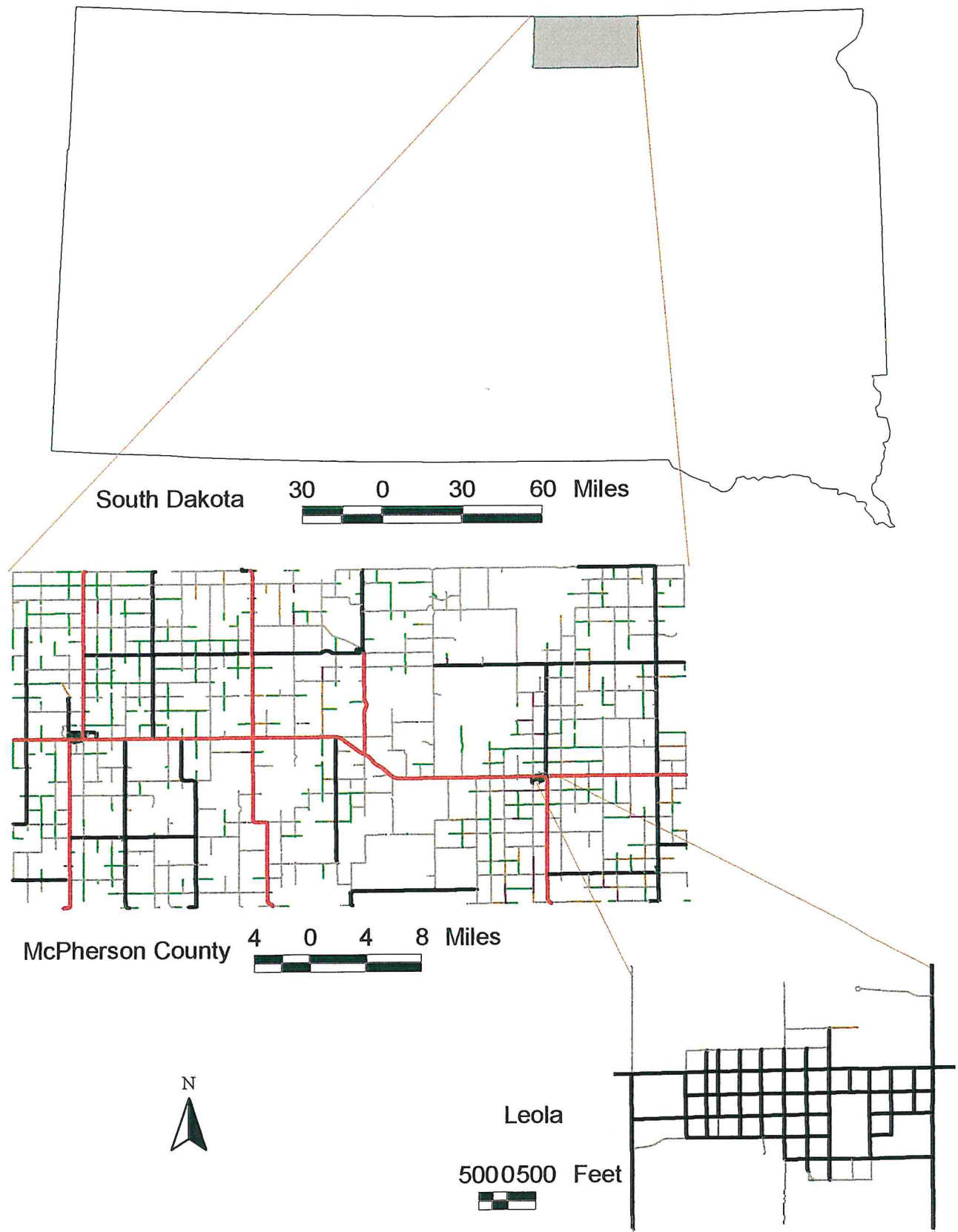
Location of Eureka South Dakota



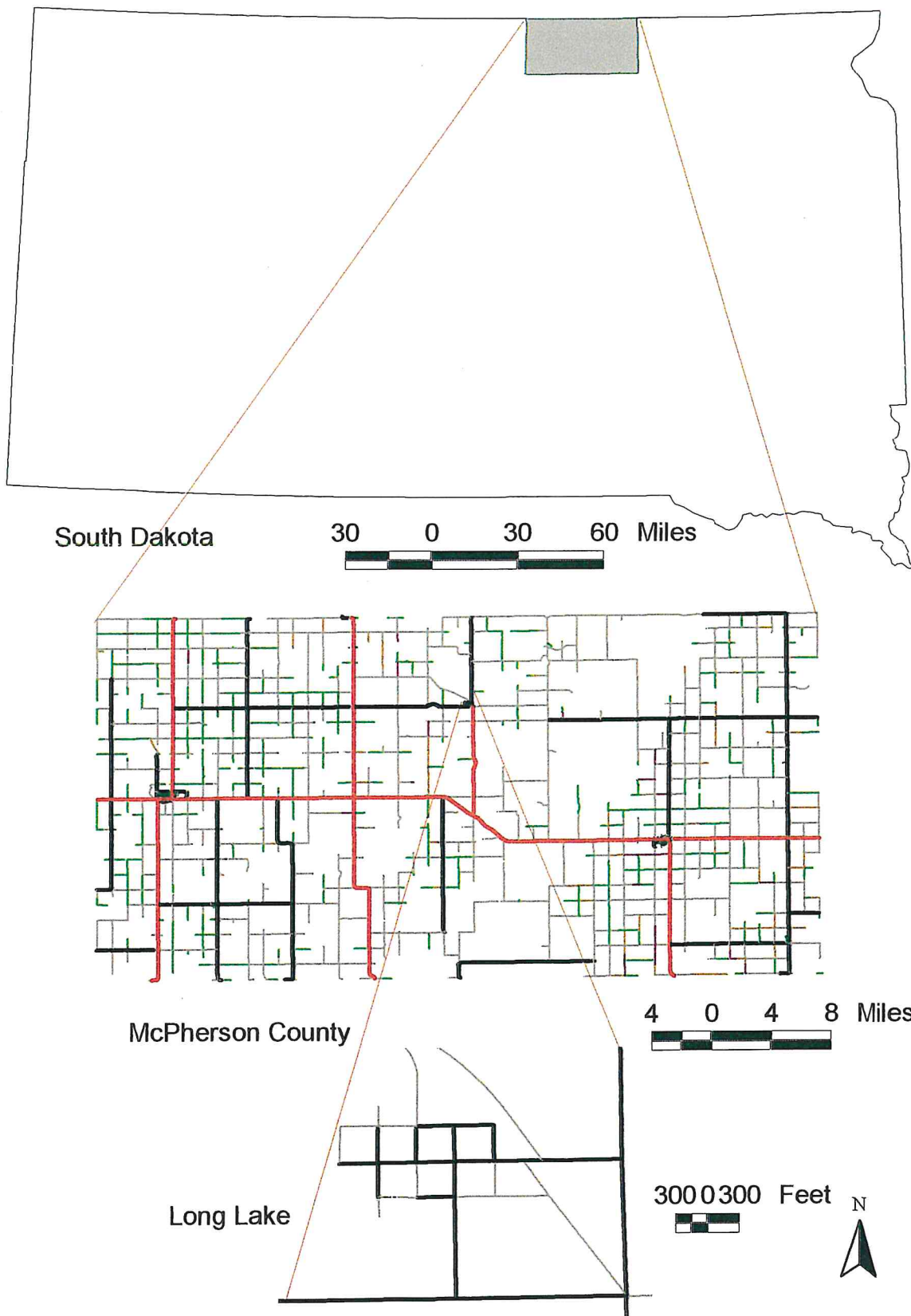
Location of Hillsvie South Dakota



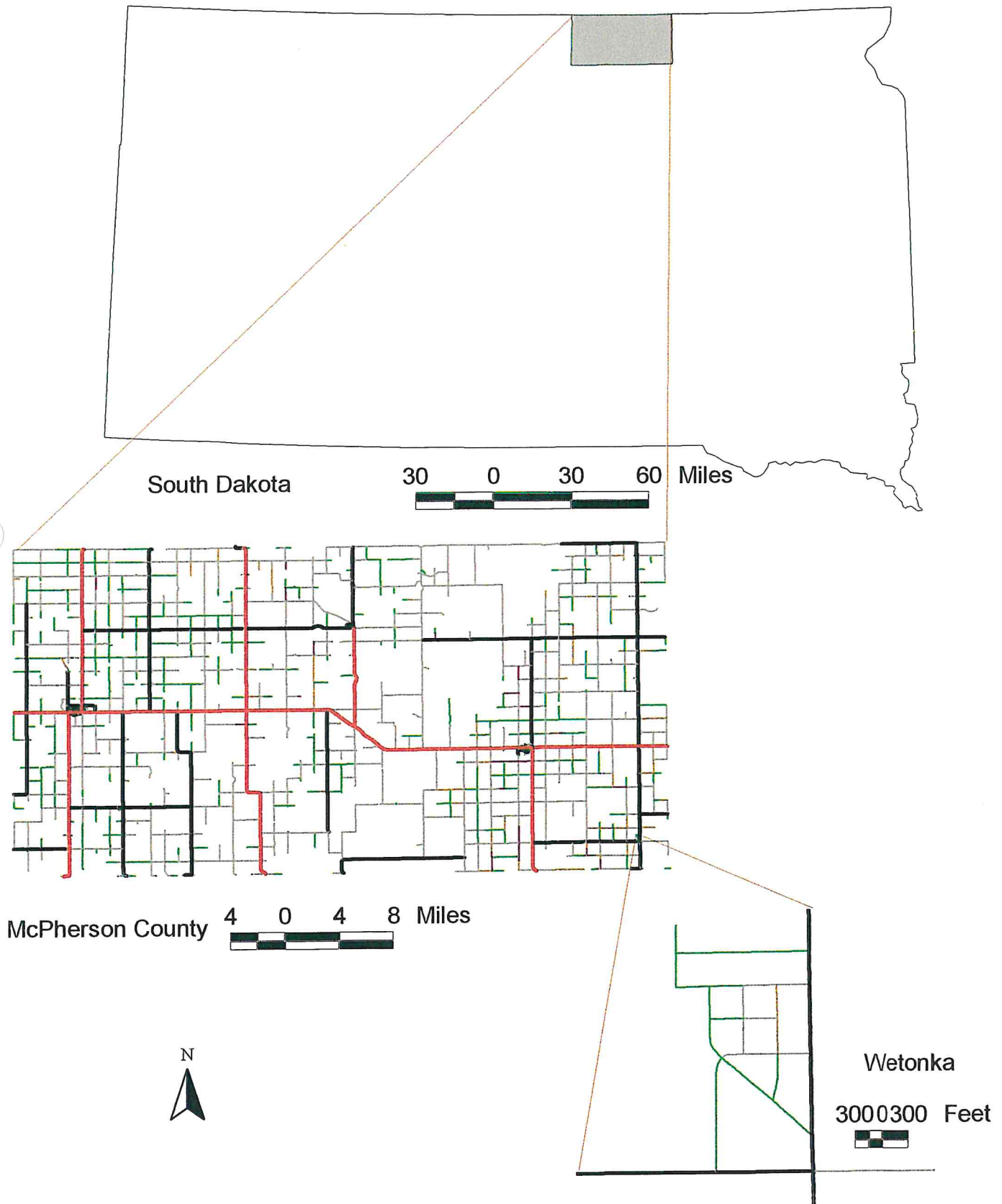
Location of Leola South Dakota



Location of Long Lake South Dakota



Location of Wetonka South Dakota



III. DEMOGRAPHIC CONDITIONS

1. GENERALLY.

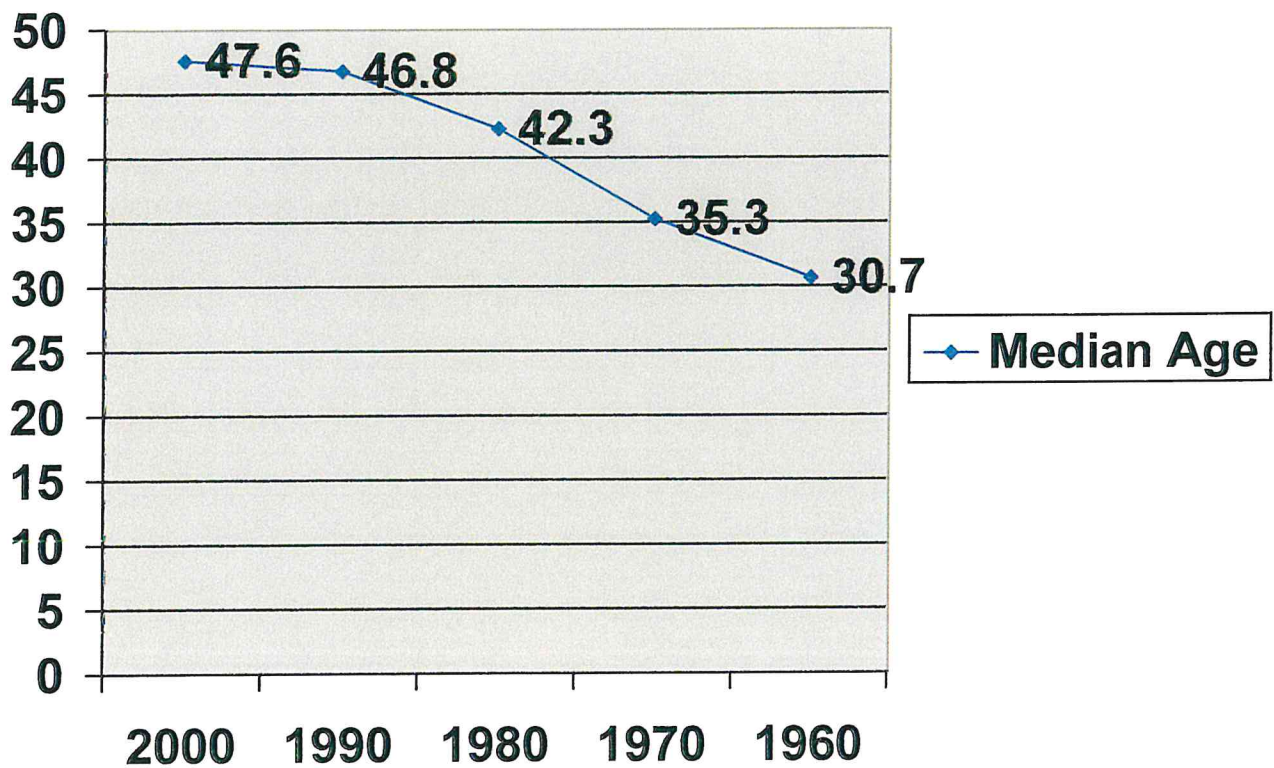
Table 1. Population History (source: US Census, 1920-2000)

<u>Year</u>	<u>Population</u>	<u>% Increase</u>
1970	5,002	
1980	4,027	-19.5%
1990	3,228	-19.8%
2000	2,904	-10.0%
Source: US Census		

Table 2. Current Demographic Statistics

	1990 Population	2000 Population	% Change	Median Age	* Family Income
McPherson County	3,228	2,904	-10.0%	47.6	\$15,345
Eureka	1,197	1,101	-8.0%	60.9	\$14,483
Hillsview	4	3	-25.0%	64.5	\$0.00
Leola	521	462	-11.3%	47.6	\$13,073
Wetonga	12	12	+/- 0.0%	49.0	\$35,625
Long Lake	64	58	-9.4%	48.0	\$11,875

(* statistics from the 1990 US Census)

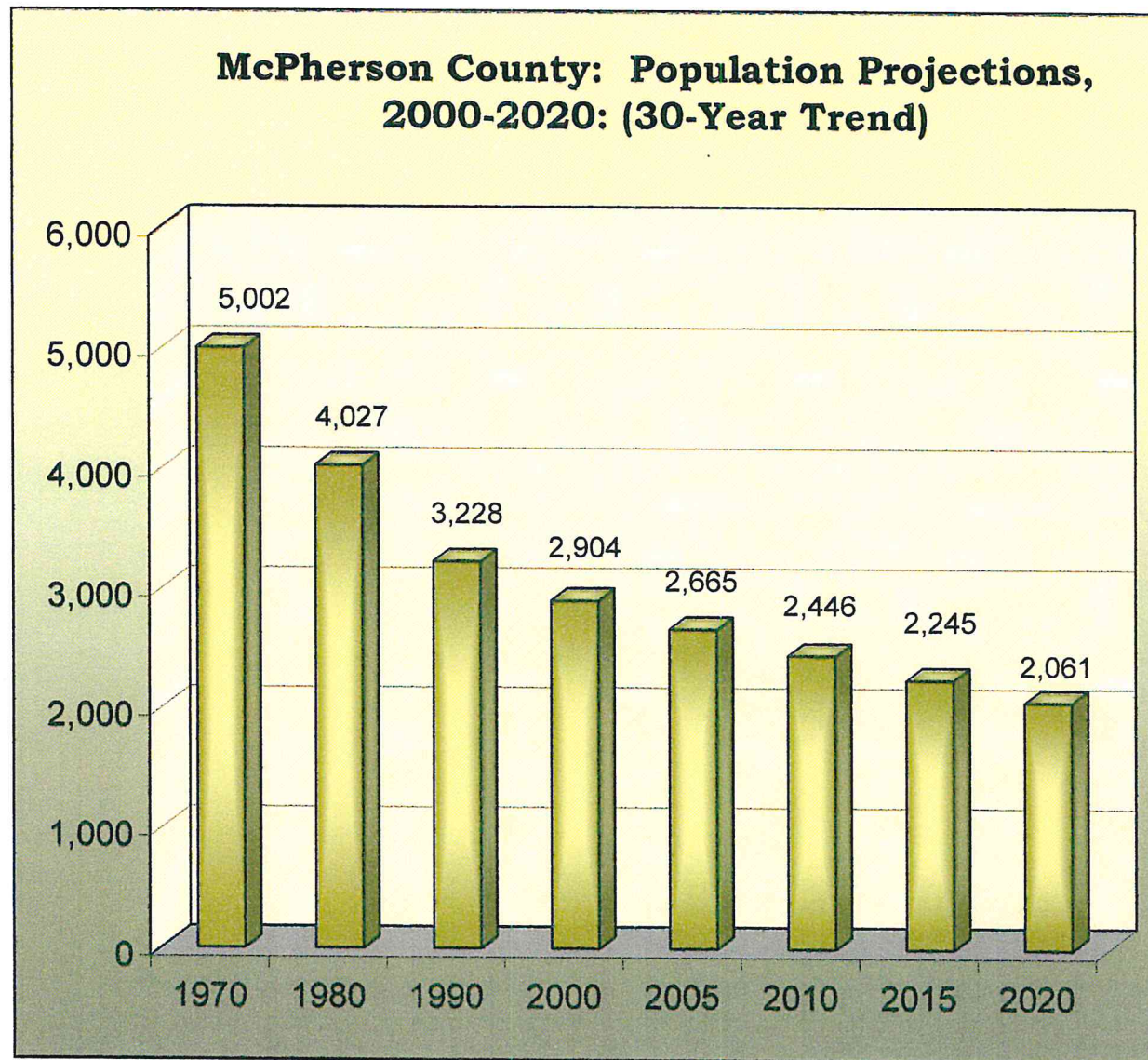


This line graph displays the median age of people that have live in McPherson County and have lived in the county over the past 50 years. As you can see by the graph the county has had a rise in the median age of its residents. This can be caused by the fact that less people are moving in the area.

2. POPULATION PROJECTIONS

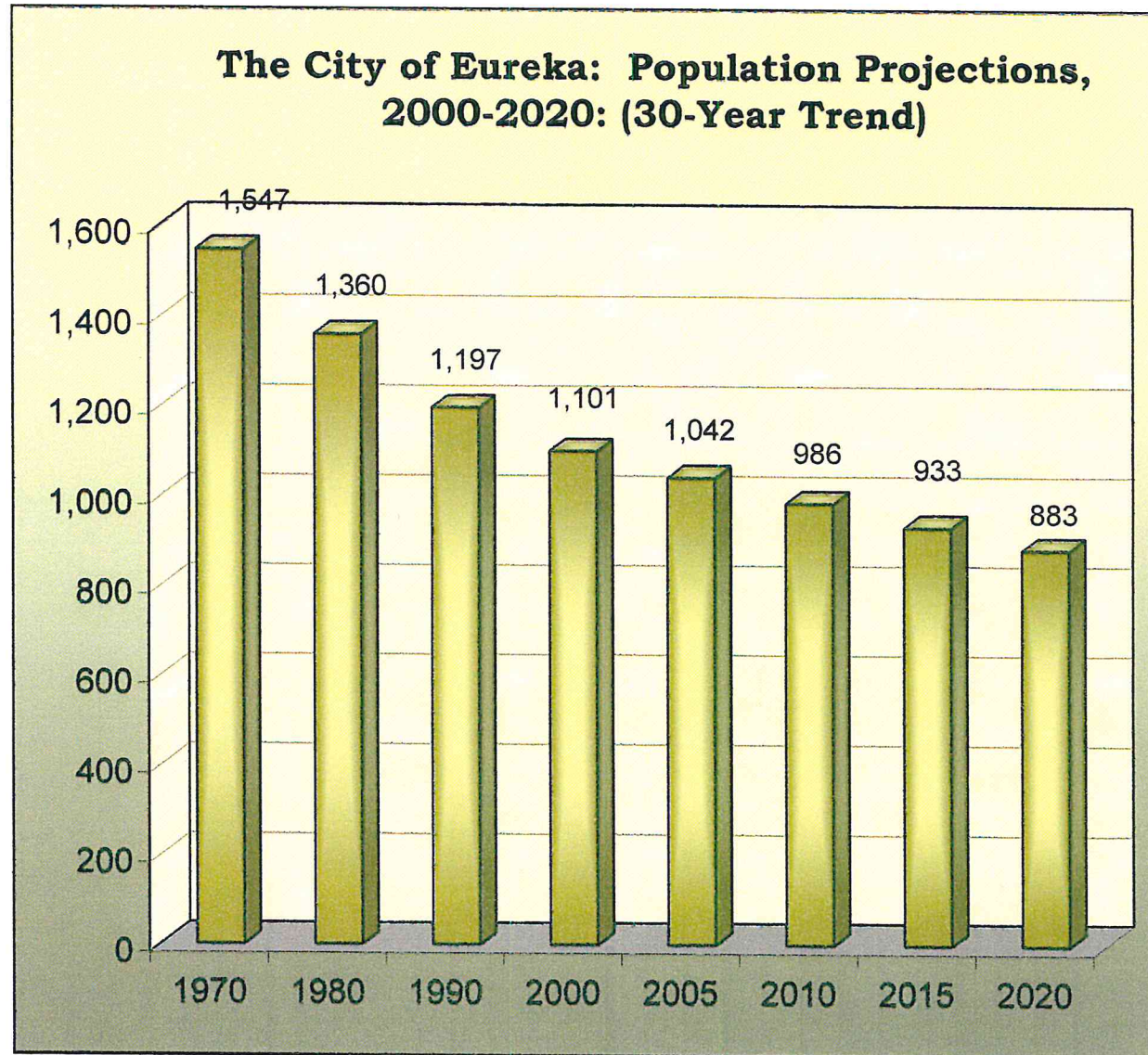
Based upon a conservative 20-year trend, a population projection through the study period indicates that McPherson County will have a population of 2,061 by the year 2020 (See page 13).

CALCULATIONS OF PROJECTIONS	STRAIGHT LINE Numeric Change
1970 Population	5,002
1980 Population	4,027
% Change 1970-1980	-19.5%
1980 Population	4,027
1990 Population	3,228
% Change 1980-1990	-19.8%
1990 Population	3,228
2000 Population	2,904
% Change 1990-2000	-10.0%
2000 Population	2,904
2005 Projected Population	2,665
% Change 2000-2005	-8.2%
2005 Projected Population	2,665
2010 Projected Population	2,446
% Change 2005-2010	-8.2%
2010 Projected Population	2,446
2015 Projected Population	2,245
% Change 2010-2015	-8.2%
2015 Projected Population	2,245
2020 Projected Population	2,061
% Change 2015-2020	-8.2%



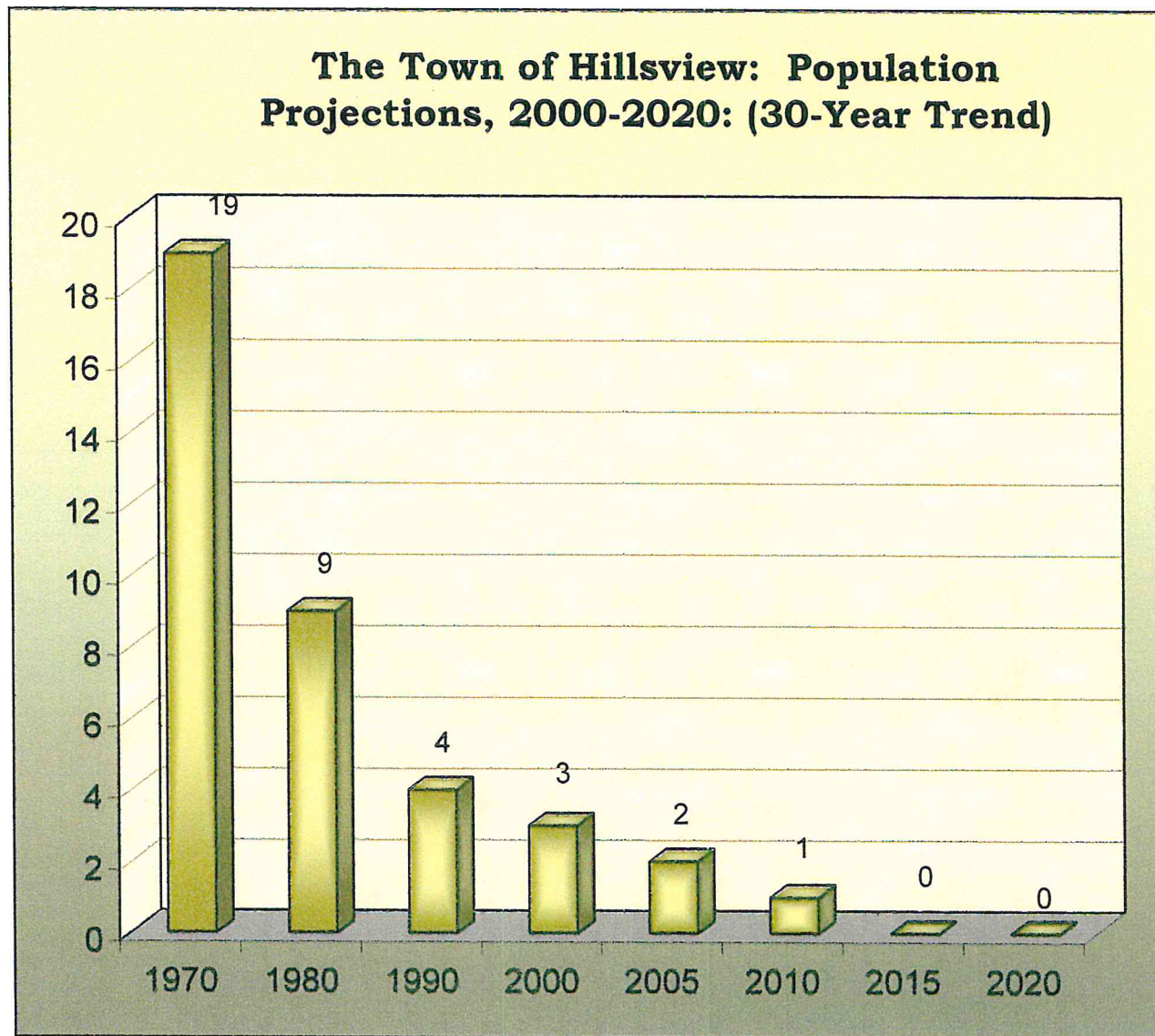
Source: US Census Bureau, 2000

CALCULATIONS OF PROJECTIONS	STRAIGHT LINE Numeric Change
1970 Population	1,547
1980 Population	1,360
% Change 1970-1980	-12.1%
1980 Population	1,360
1990 Population	1,197
% Change 1980-1990	-12.0%
1990 Population	1,197
2000 Population	1,101
% Change 1990-2000	-8.0%
2000 Population	1,101
2005 Projected Population	1,042
% Change 2000-2005	-5.4%
2005 Projected Population	1,042
2010 Projected Population	986
% Change 2005-2010	-5.4%
2010 Projected Population	986
2015 Projected Population	933
% Change 2010-2015	-5.4%
2015 Projected Population	933
2020 Projected Population	883
% Change 2015-2020	-5.4%



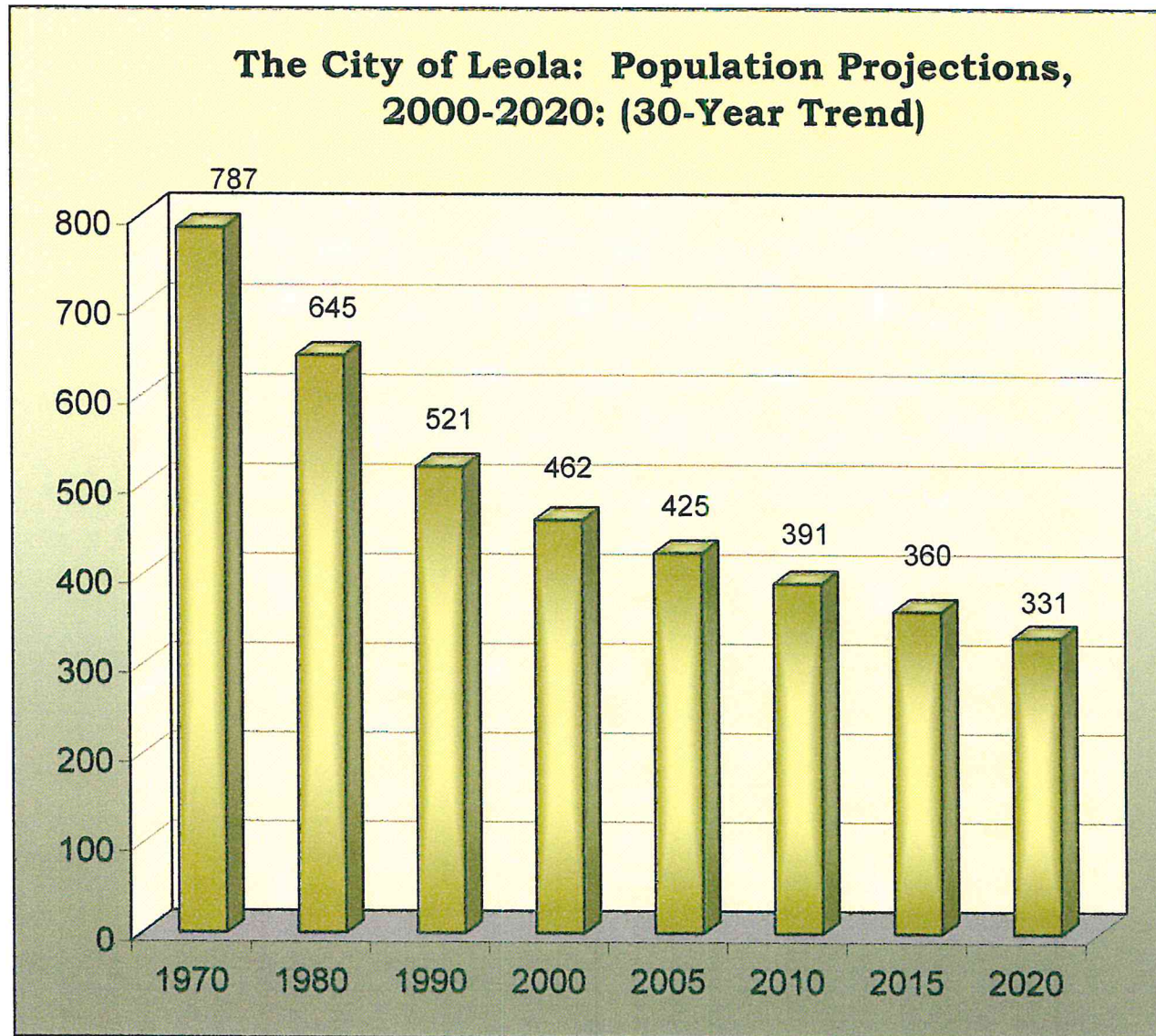
Source: US Census Bureau, 2000

CALCULATIONS OF PROJECTIONS	STRAIGHT LINE Numeric Change
1970 Population	19
1980 Population	9
% Change 1970-1980	-52.6%
1980 Population	9
1990 Population	4
% Change 1980-1990	-55.6%
1990 Population	4
2000 Population	3
% Change 1990-2000	-25.0%
2000 Population	3
2005 Projected Population	2
% Change 2000-2005	-33.3%
2005 Projected Population	2
2010 Projected Population	1
% Change 2005-2010	-50.0%
2010 Projected Population	1
2015 Projected Population	0
% Change 2010-2015	-100.0%
2015 Projected Population	0
2020 Projected Population	0
% Change 2015-2020	#DIV/0!



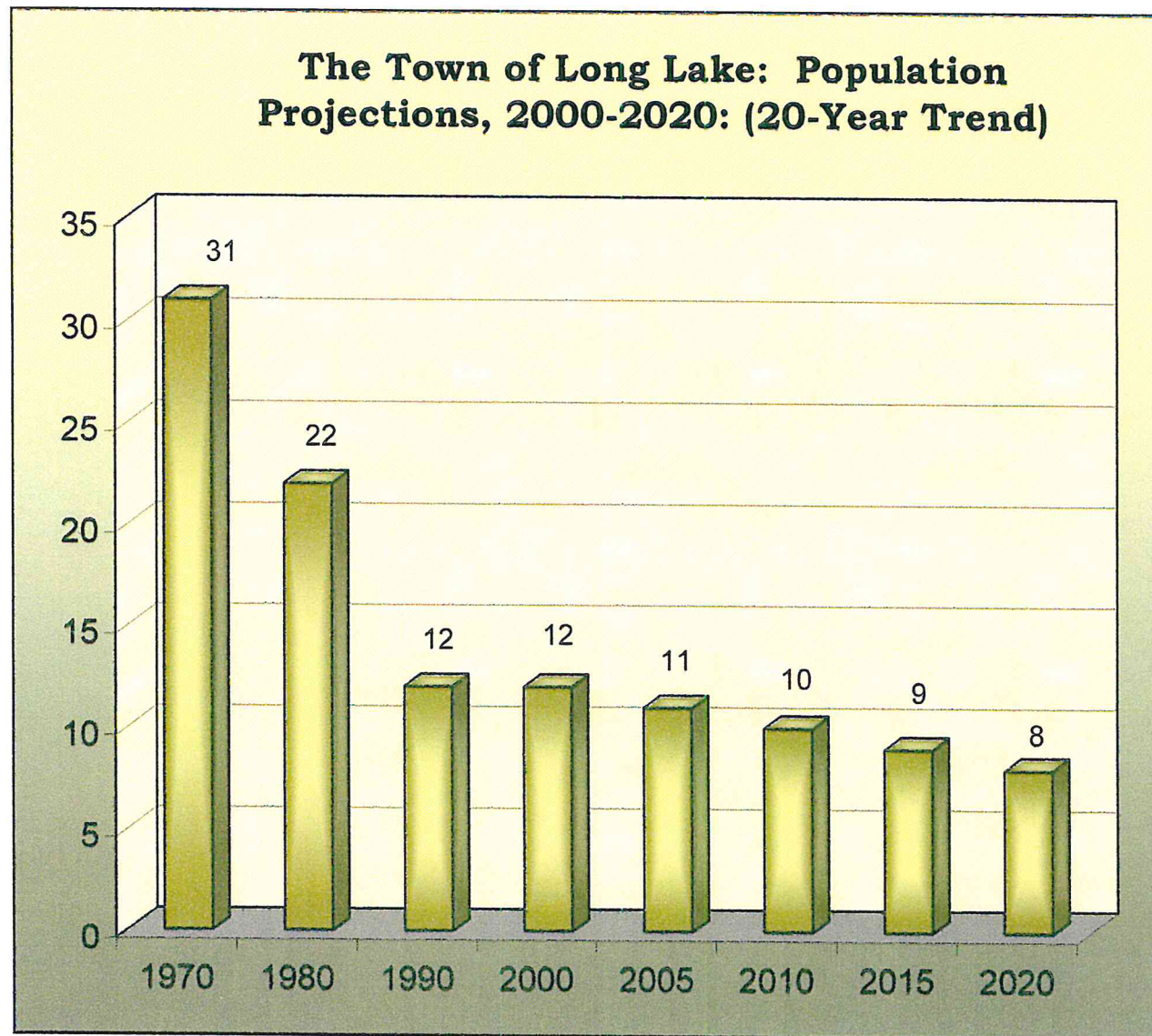
Source: US Census Bureau, 2000

CALCULATIONS OF PROJECTIONS	STRAIGHT LINE Numeric Change
1970 Population	787
1980 Population	645
% Change 1970-1980	-18.0%
1980 Population	645
1990 Population	521
% Change 1980-1990	-19.2%
1990 Population	521
2000 Population	462
% Change 1990-2000	-11.3%
2000 Population	462
2005 Projected Population	425
% Change 2000-2005	-8.0%
2005 Projected Population	425
2010 Projected Population	391
% Change 2005-2010	-8.0%
2010 Projected Population	391
2015 Projected Population	360
% Change 2010-2015	-7.9%
2015 Projected Population	360
2020 Projected Population	331
% Change 2015-2020	-8.1%



Source: US Census, 2000

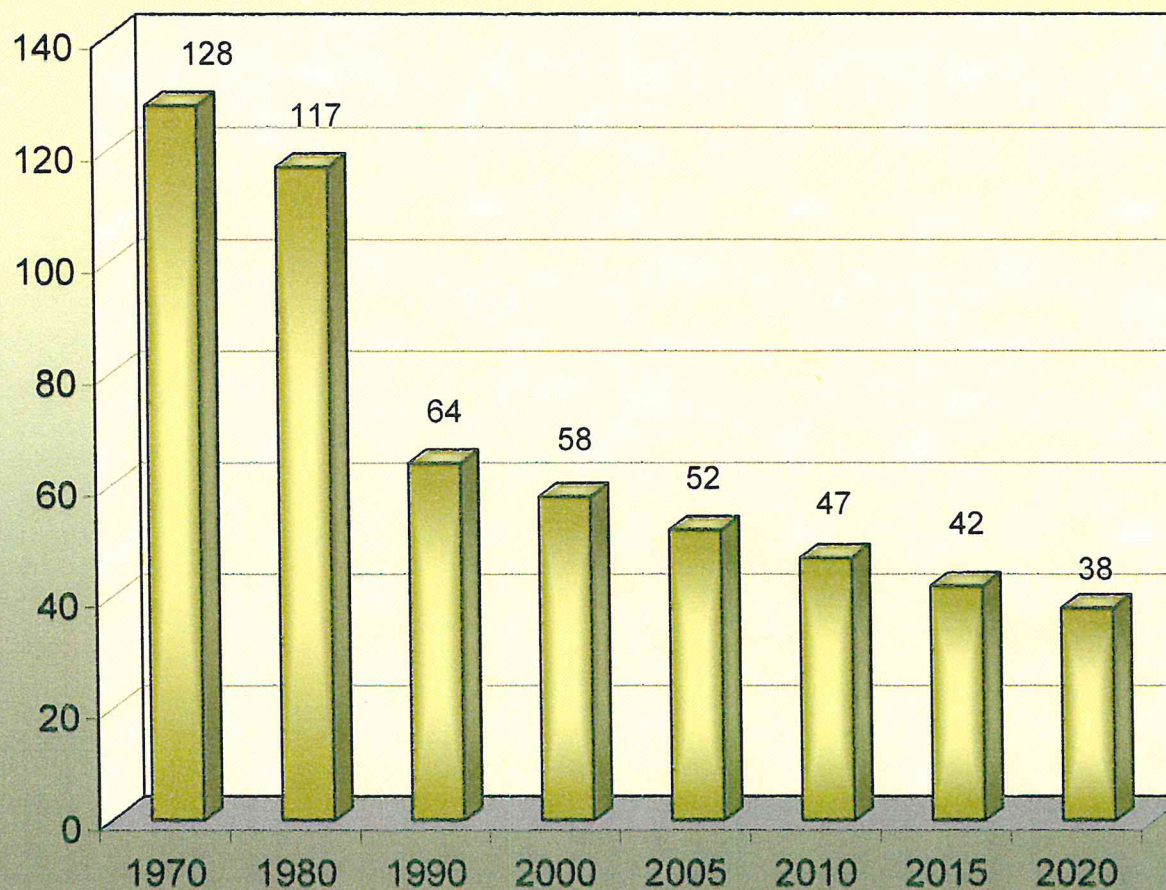
CALCULATIONS OF PROJECTIONS	STRAIGHT LINE Numeric Change
1970 Population	31
1980 Population	22
% Change 1970-1980	-29.0%
1980 Population	22
1990 Population	12
% Change 1980-1990	-45.5%
1990 Population	12
2000 Population	12
% Change 1990-2000	0.0%
2000 Population	12
2005 Projected Population	11
% Change 2000-2005	-8.3%
2005 Projected Population	11
2010 Projected Population	10
% Change 2005-2010	-9.1%
2010 Projected Population	10
2015 Projected Population	9
% Change 2010-2015	-10.0%
2015 Projected Population	9
2020 Projected Population	8
% Change 2015-2020	-11.1%



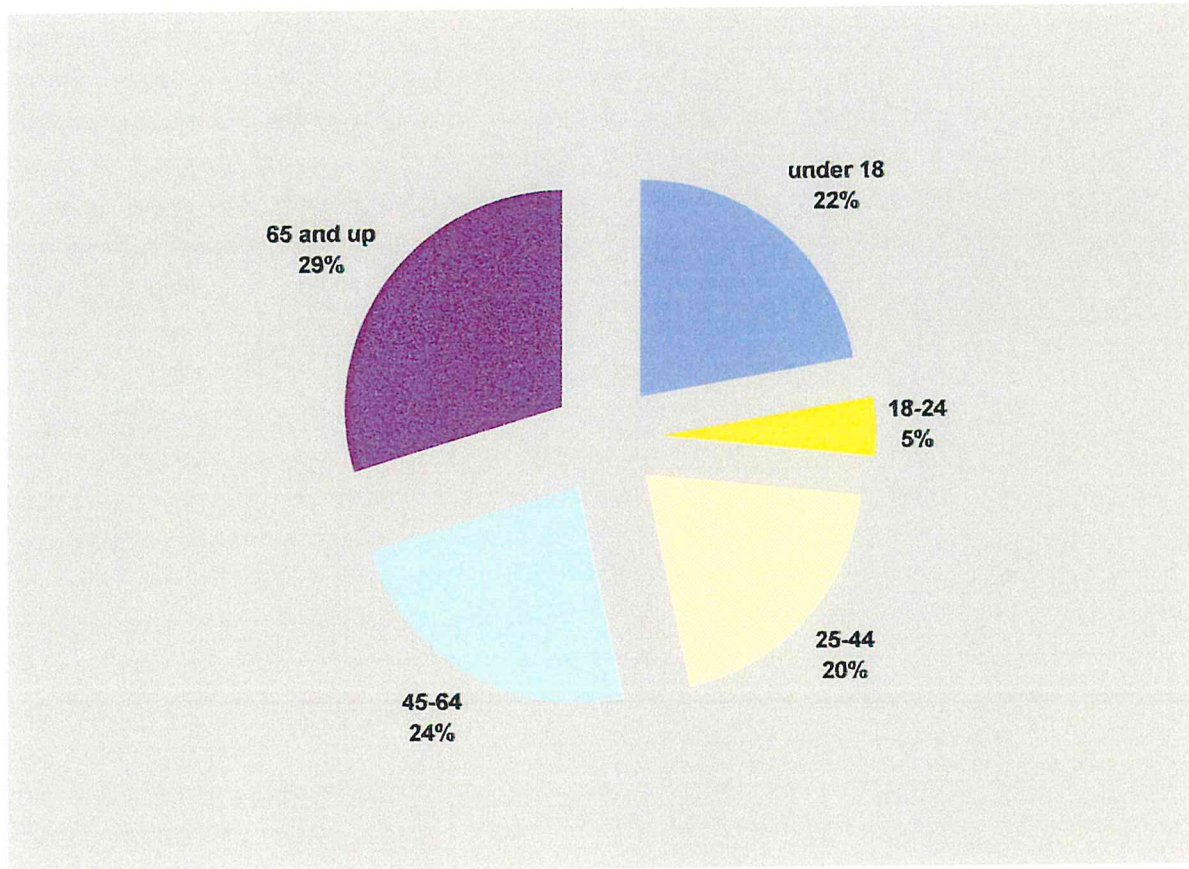
Source: US Census Bureau, 2000

CALCULATIONS OF PROJECTIONS	STRAIGHT LINE Numeric Change
1970 Population	128
1980 Population	117
% Change 1970-1980	-8.6%
1980 Population	117
1990 Population	64
% Change 1980-1990	-45.3%
1990 Population	64
2000 Population	58
% Change 1990-2000	-9.4%
2000 Population	58
2005 Projected Population	52
% Change 2000-2005	-10.3%
2005 Projected Population	52
2010 Projected Population	47
% Change 2005-2010	-9.6%
2010 Projected Population	47
2015 Projected Population	42
% Change 2010-2015	-10.6%
2015 Projected Population	42
2020 Projected Population	38
% Change 2015-2020	-9.5%

The Town of Wetonka: Population Projections, 2000-2020: (30-Year Trend)



Source: US Census Bureau, 2000



This graph shows the percentages of people that live in McPherson County by age groups. The highest age group of people that live in McPherson County is in the category of 65 and up, also the median age for the year 2000 of 47.6 year of age. The smallest age group is the 18-24. With this the future population may force the population of McPherson County to drop even more unless more people move into the County.

(information came from the U.S. Census Bureau of 2000)

3. ECONOMY

The McPherson County economy has historically been very reliant upon the farming industry. Although farming is still very important, the decline of the small family farm and the small growth recently of many of the McPherson County communities have forged a significant decline in employment within the farm industry. In 1990, 548 persons were employed on a farm. In 1996, 499 persons were employed by a farm a decline of 8.9% in less than 10 years. Wholesale employment also decreased by 23.8% and Retail employees by 5.4%, between the years of 1990 and 1996. Conversely, there was an increase of 6.3% in service

employees, and 46.5% in Agriculture/Forestry/Fishery employees within those same 6 years.
(Source: SD State Data Center)

The following table shows the amount of people, from each town/city in McPherson County for the year 1990, employed in the following industries: farming, service, transportation, manufacturing/utility, construction, wholesale trade, retail trade, administration, mining, and finance.

<u>Town/City</u>	Leola	Eureka	Hillsview	Long Lake	Wetonka	Other
<u>Farming</u>	10	51	0	7	0	403
<u>Services</u>	71	192	0	3	3	77
<u>Transportation</u>	20	16	0	0	0	7
<u>Manufacturing/Utility</u>	22	21	0	0	5	17
<u>Construction</u>	9	24	0	3	7	57
<u>Wholesale Trade</u>	11	21	0	2	0	16
<u>Retail Trade</u>	50	85	0	9	0	37
<u>Administration</u>	21	14	0	2	0	13
<u>Mining</u>	2	0	0	0	0	0
<u>Finance</u>	4	33	0	8	0	23

*other includes all rural persons

(Source: SD State Data Center, 1998 community abstracts and the 1990 US Census)

V. INFRASTRUCTURE

1. TRANSPORTATION

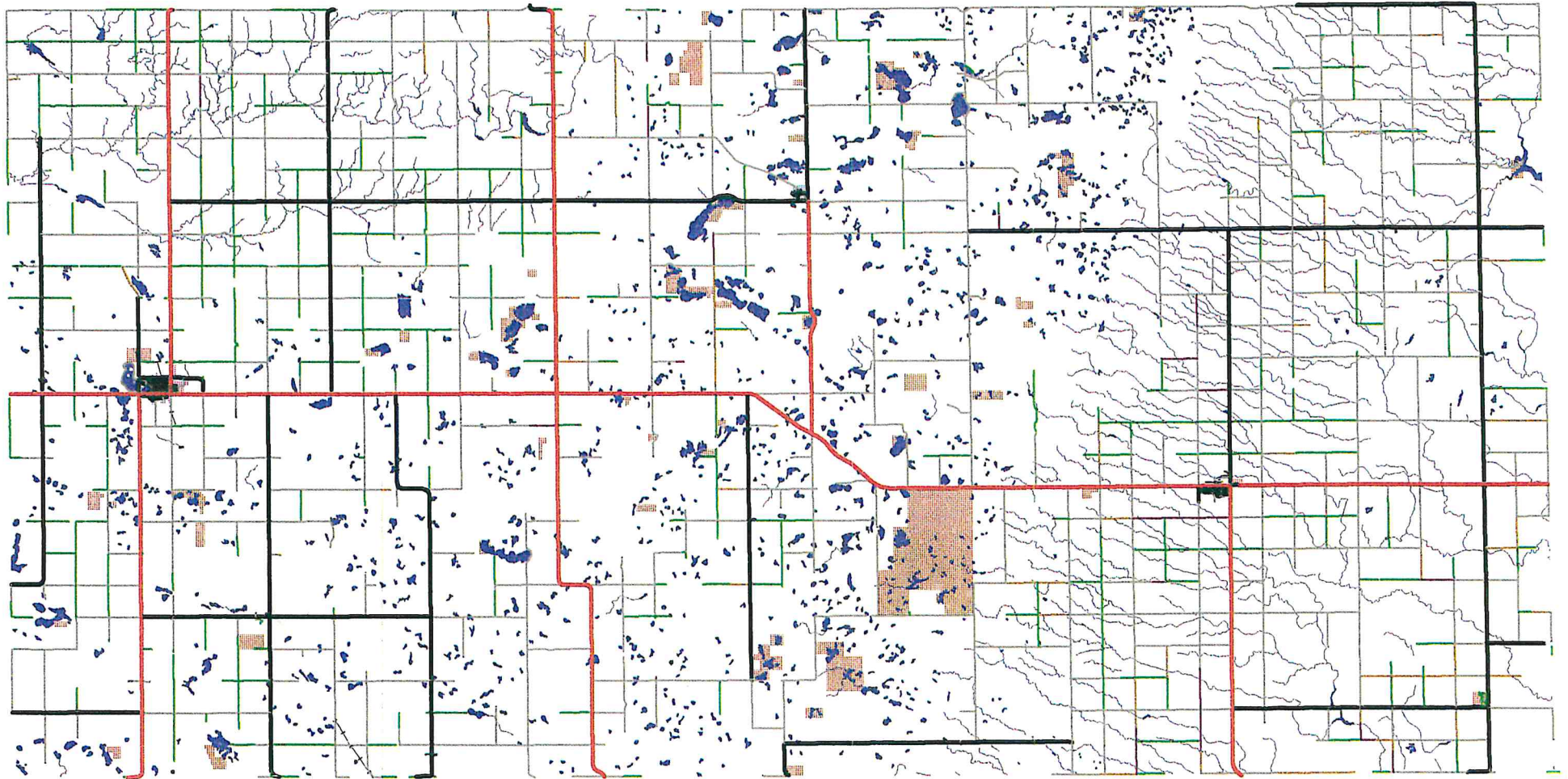
Transportation planning for streets and roads begins with understanding the relationship between land use and road network. Streets and roads balance between the functions of mobility and land access. On one side, such as interstate highways, mobility is the primary function of the network. On the other side, such as local roads, land access to farms and residences is the primary service. In between these two extremes mobility and land access vary depending on the function of the road network.

Functional classification is the process of grouping streets and roads into classes according to the function they are intended to provide. Listed below is McPherson County's functional classification system. The classification is according to the rural systems classification as developed by the Federal Highway Administration.

1. **Principal Arterials** -serve longer trips of a statewide or interstate nature, carry the highest traffic volumes, connect larger urban areas, provide minimal land access, and include both interstate and non-interstate principal arterial highways.
2. **Minor Arterials** -interconnect the principal arterials, provide less mobility and slightly more land access, and distribute travel to smaller towns, and major resorts attracting longer trips.
3. **Major Collectors** -provide both land access and traffic circulation connecting county seats not served by arterials and connect intracounty traffic generators like schools, shipping points, county parks, and important mining and agricultural areas.
4. **Minor Collectors** -collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.
5. **Local Roads** -provide direct access to adjacent land and to the highest classified roads and serve short trips.

A Major Street Plan includes a current and future hierarchy of street classifications for use in identifying and prioritizing the transportation needs of McPherson County. The Major Street Plan is listed as Map 1 (page 5)

McPherson County South Dakota



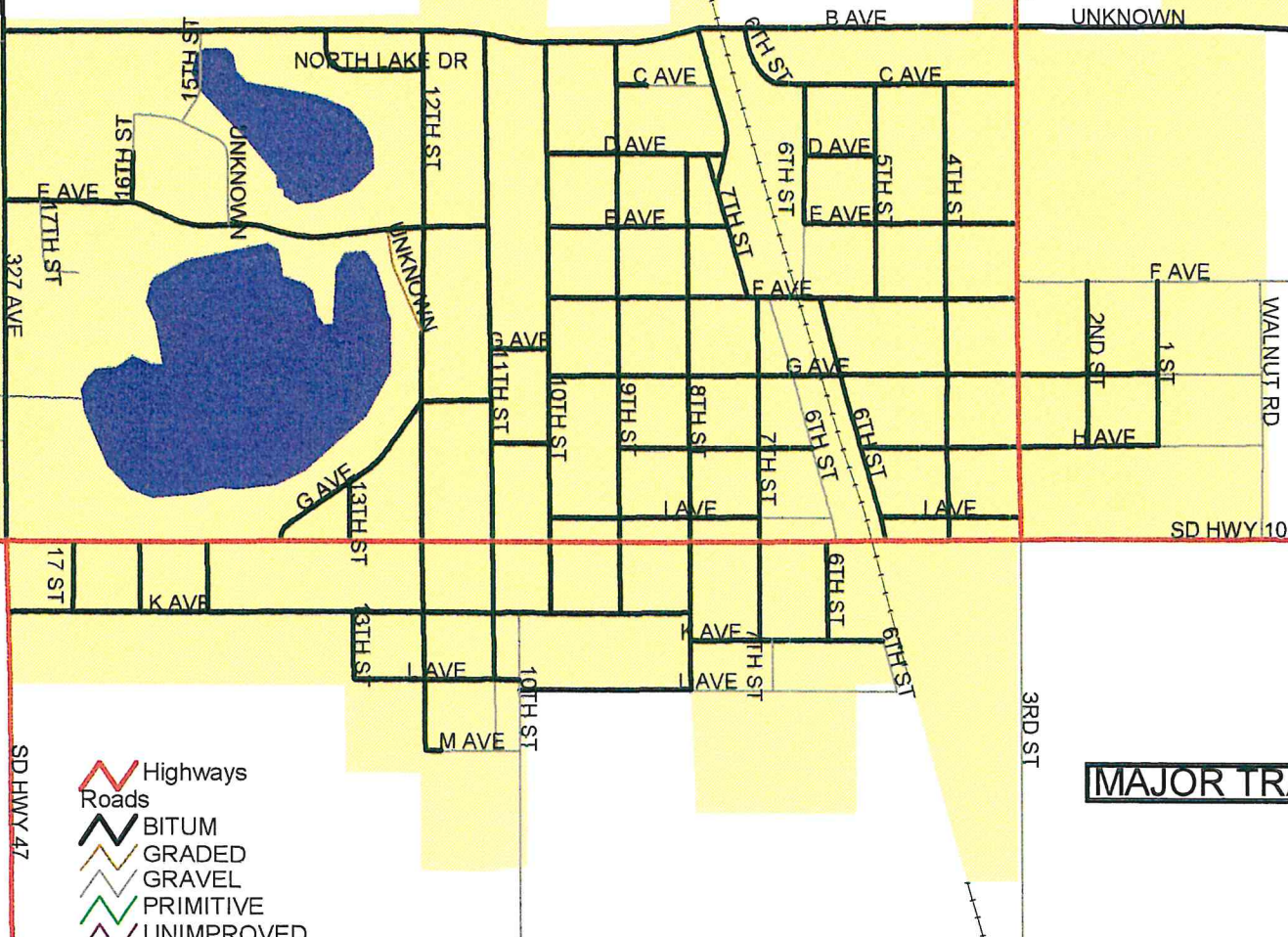
- Highways
- Roads
 - BITUM
 - GRADED
 - GRAVEL
 - PRIMITIVE
 - UNIMPROVED
- Railroads
- Water Bodies
- Streams & Rivers
- Agricultural
- Rural-Residential
- Lake front Residential
- Highway Commercial
- Recreation
- Industrial
- Seperately Zoned

MAJOR TRANSPORTATION

3 0 3 6 Miles



Eureka South Dakota



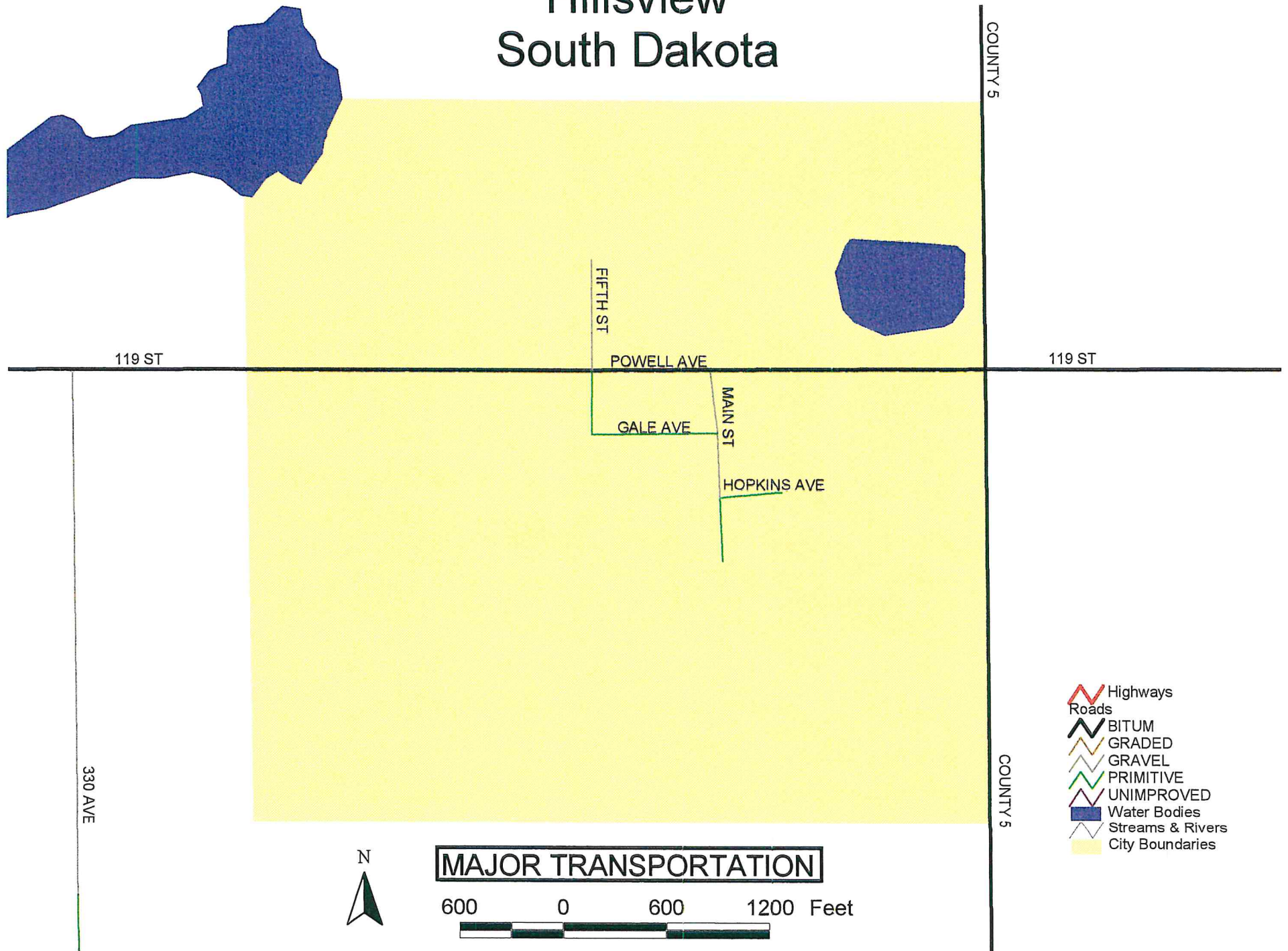
- Highways
- Roads
 - BITUM
 - GRADED
 - GRAVEL
 - PRIMITIVE
 - UNIMPROVED
- Railroads
- Water Bodies
- Streams & Rivers
- City Boundaries

MAJOR TRANSPORTATION

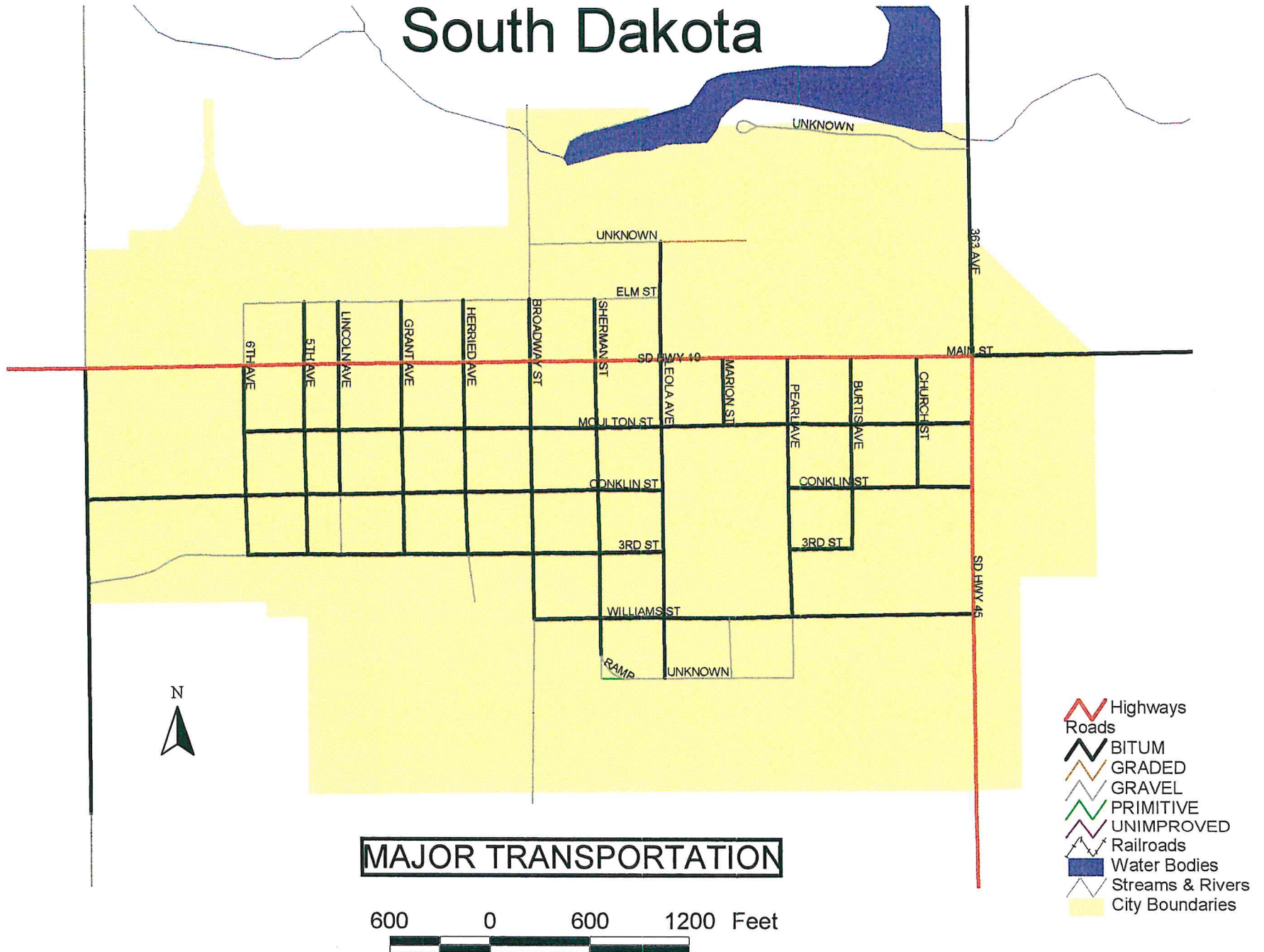
600 0 600 1200 Feet



Hillsview South Dakota

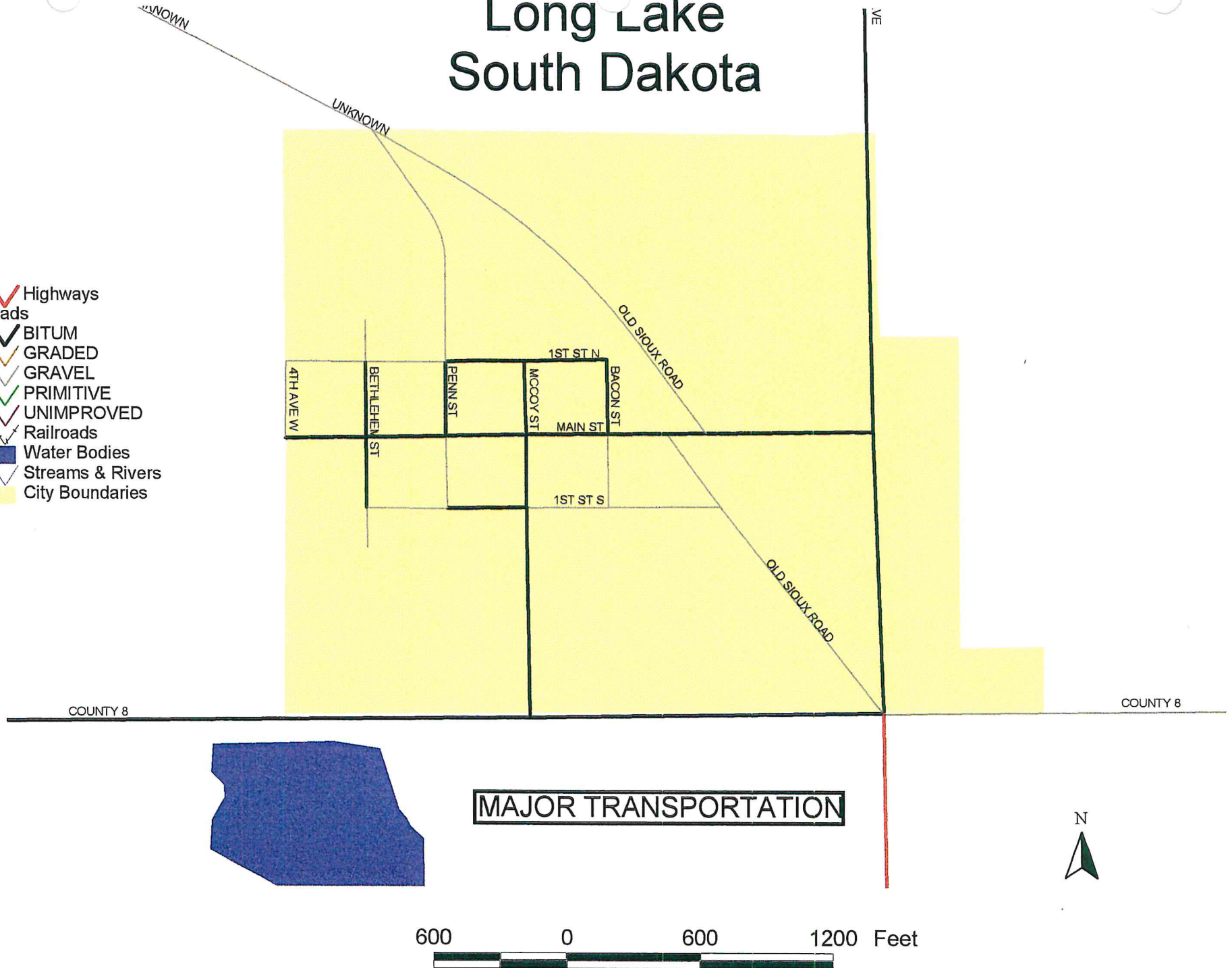


Leola South Dakota



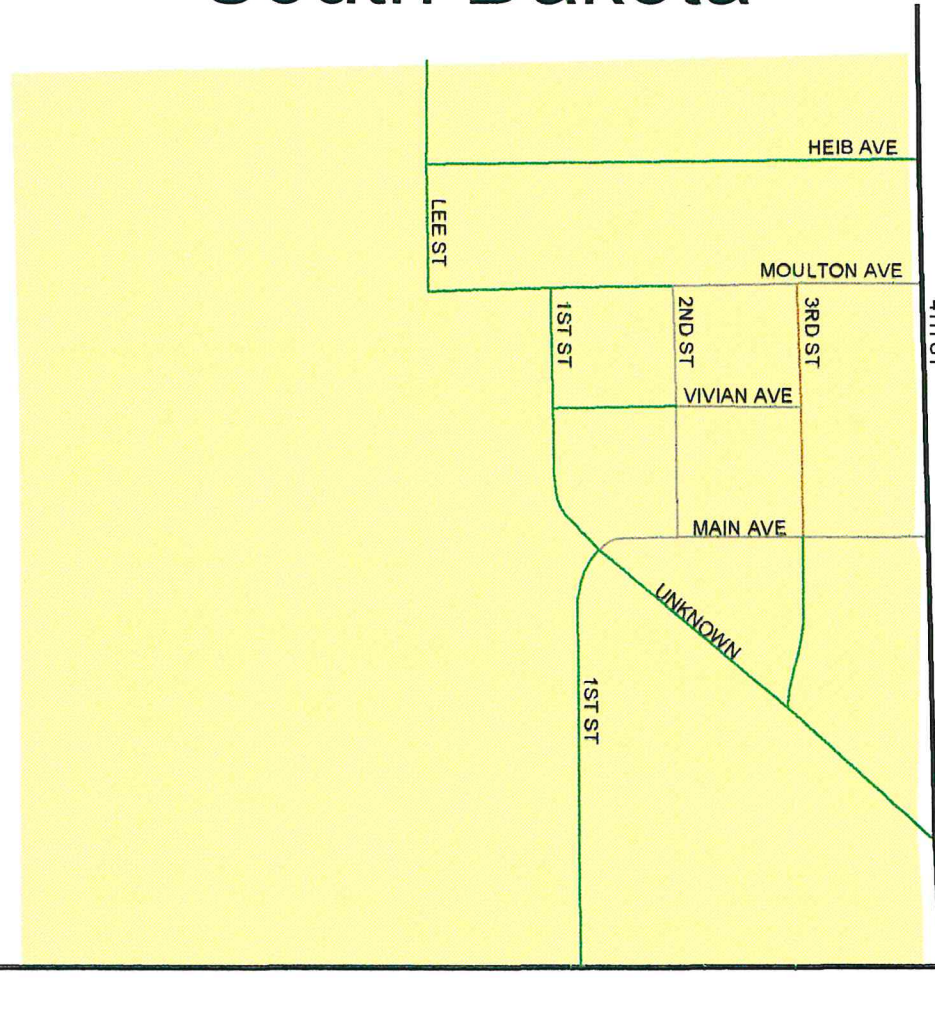
Long Lake South Dakota

-  Highways
- Roads
 -  BITUM
 -  GRADED
 -  GRAVEL
 -  PRIMITIVE
 -  UNIMPROVED
-  Railroads
-  Water Bodies
-  Streams & Rivers
-  City Boundaries



Wetunka South Dakota

-  Highways
- Roads
 -  BITUM
 -  GRADED
 -  GRAVEL
 -  PRIMITIVE
 -  UNIMPROVED
-  Railroads
-  Water Bodies
-  Streams & Rivers
-  City Boundaries



MAJOR TRANSPORTATION

400 0 400 800 Feet



2. WATER FACILITIES

The following rural water district provides water to rural users:

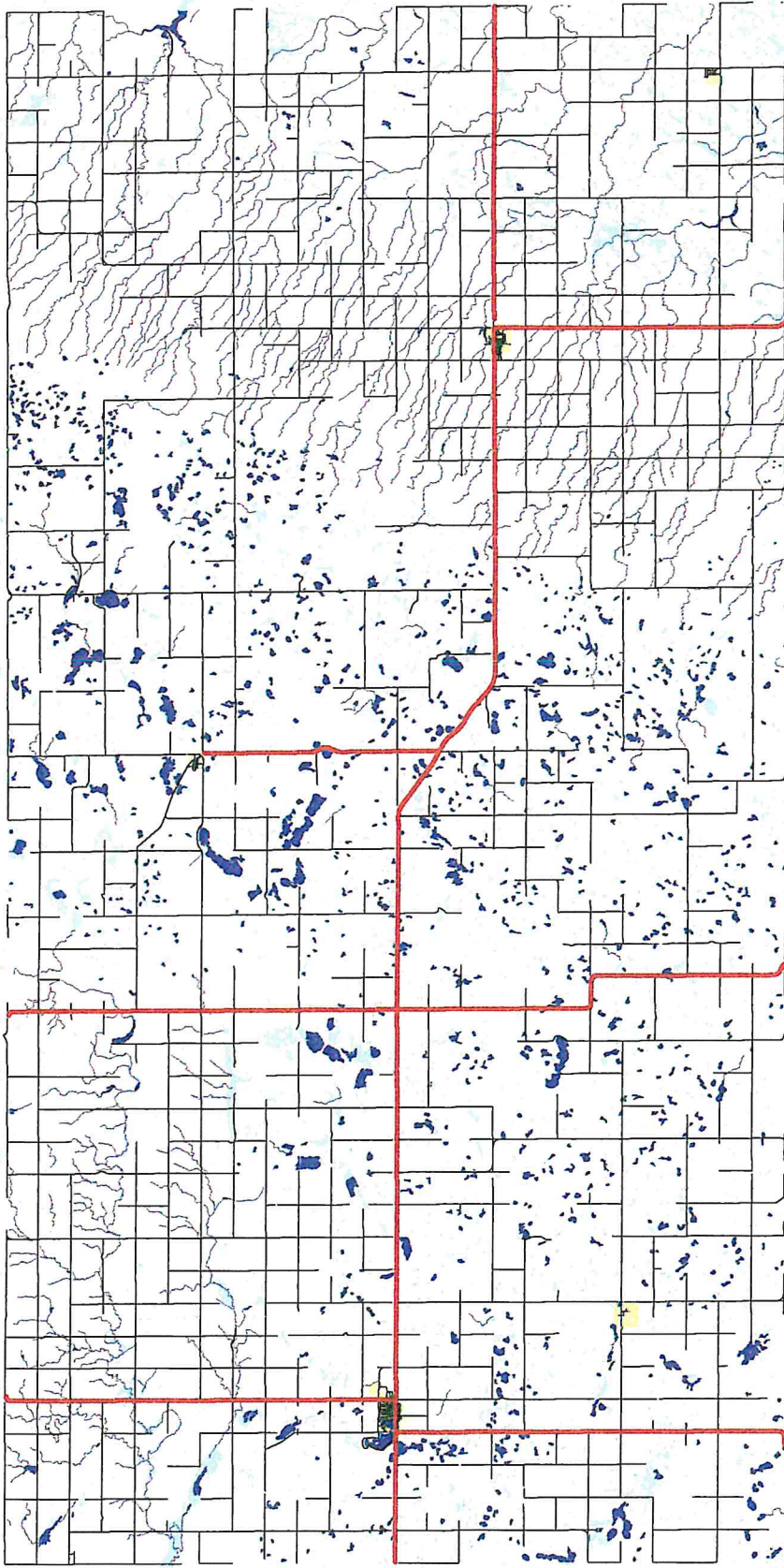
- *Local Wells

- *WEB Water Development Association, Inc.

3. WASTEWATER FACILITIES

There are no rural sanitary districts within McPherson County. The cities/towns utilize a wastewater system of which transports the sewage to a lagoon and also through the use of cesspools and septic tanks with individual drain fields.

McPherson County South Dakota

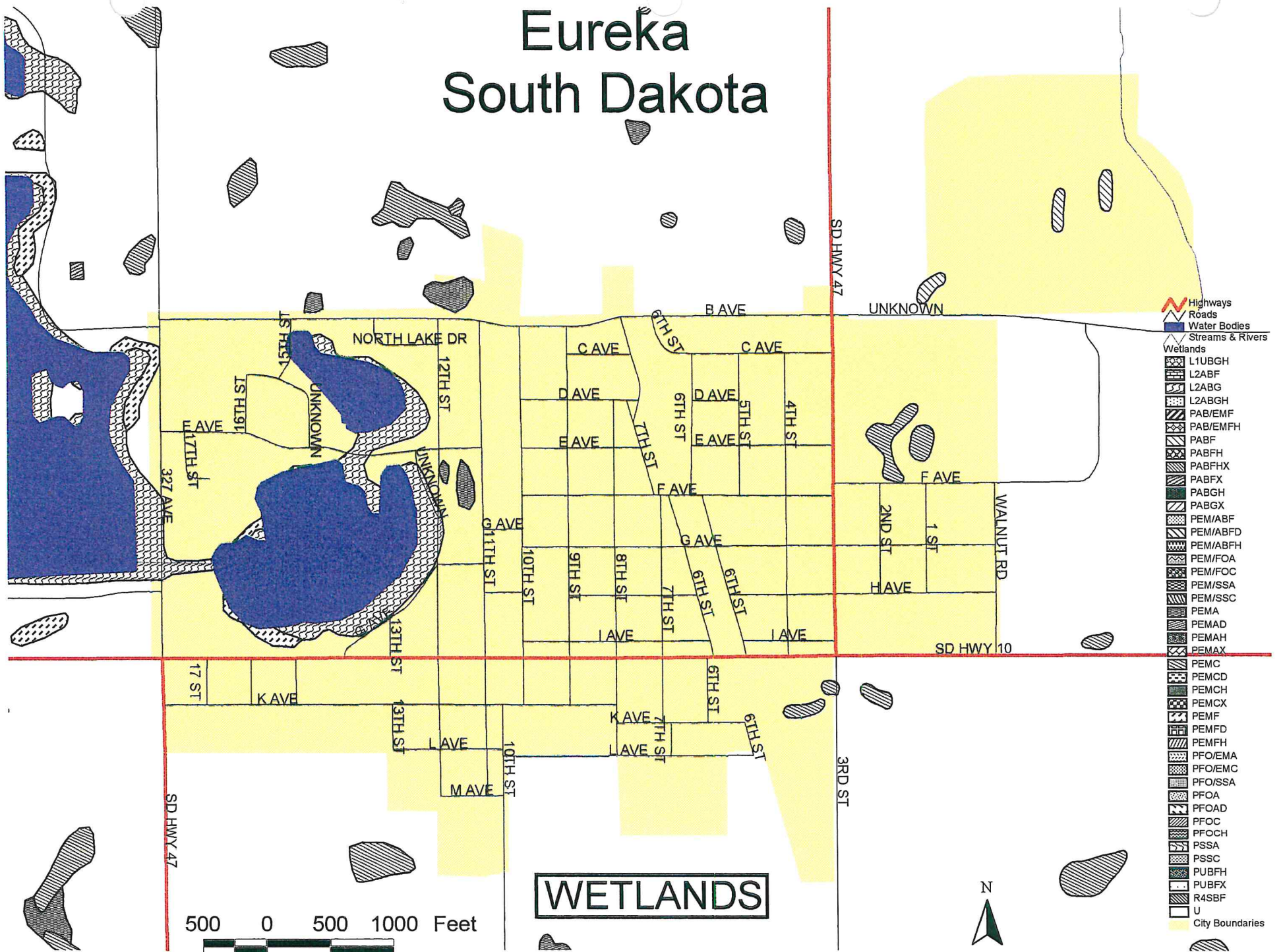


WETLANDS















































- Highways
- Roads
- Water Bodies
- Streams & Rivers
- City Boundaries
- Wetlands

Eureka South Dakota



Hillsview South Dakota

-  Highways
-  Roads
-  Railroads
-  Water Bodies
-  Streams & Rivers
-  Wetlands
-  L1UBGH
-  L2ABF
-  L2ABG
-  L2ABGH
-  PAB/EMF
-  PAB/EMFH
-  PABF
-  PABFH
-  PABFHX
-  PABFX
-  PABGH
-  PABGX
-  PEM/ABF
-  PEM/ABFD
-  PEM/ABFH
-  PEM/FOA
-  PEM/FOC
-  PEM/SSA
-  PEM/SSC
-  PEMA
-  PEMAD
-  PEMAH
-  PEMAX
-  PEMC
-  PEMCD
-  PEMCH
-  PEMCX
-  PEMF
-  PEMFD
-  PEMFH
-  PFO/EMA
-  PFO/EMC
-  PFO/SSA
-  PFOA
-  PFOAD
-  PFOC
-  PFOCH
-  PSSA
- PSSC
- PUBFH
- PUBFX
- R4SBF
- U
- City Boundaries

119 ST

FIFTH ST

POWELL AVE

119 ST

GALE AVE

MAIN ST

HOPKINS AVE

330 AVE

COUNTY 5

COUNTY 5

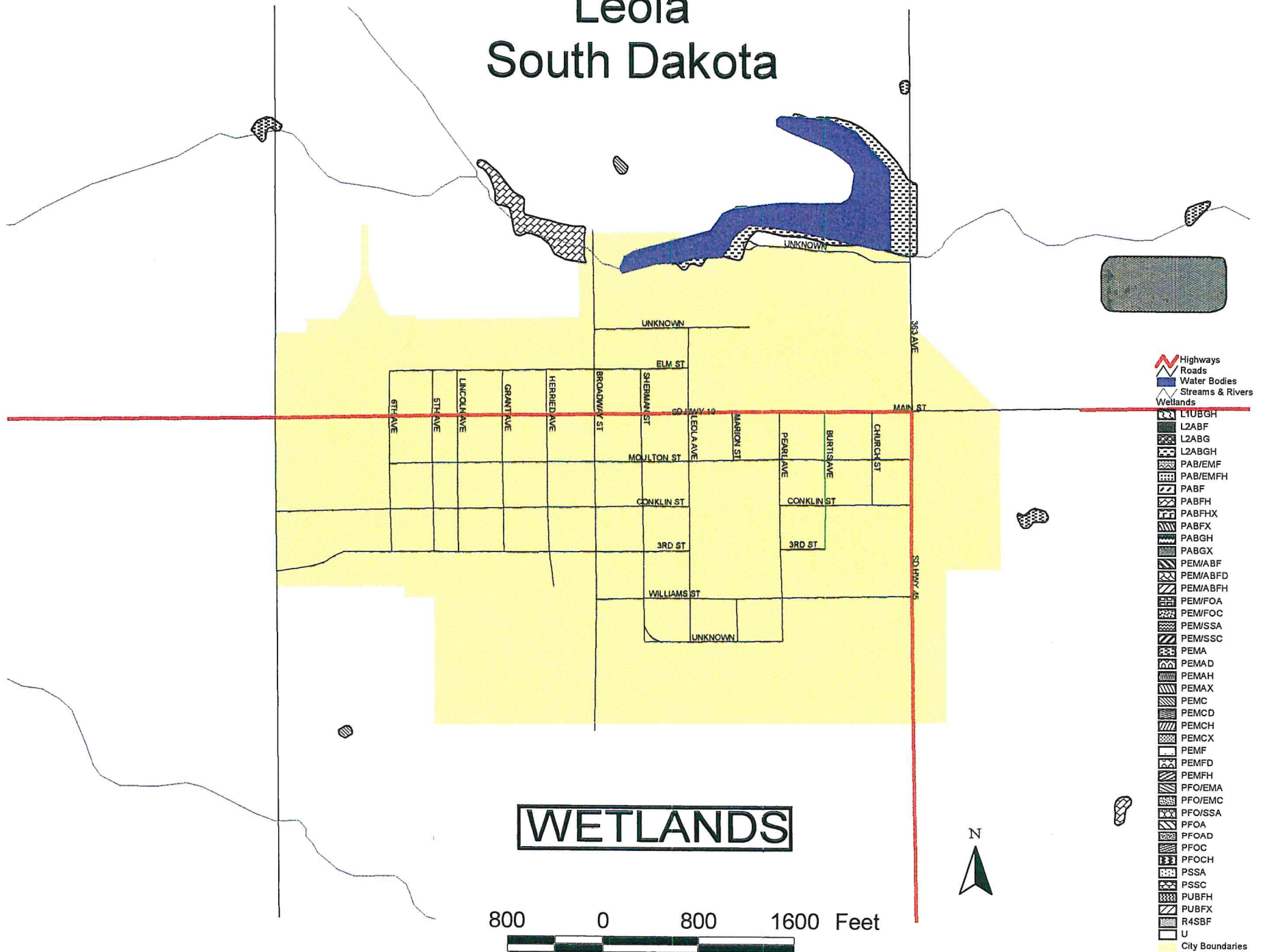


WETLANDS


















































500 0 500 1000 Feet



Leola South Dakota

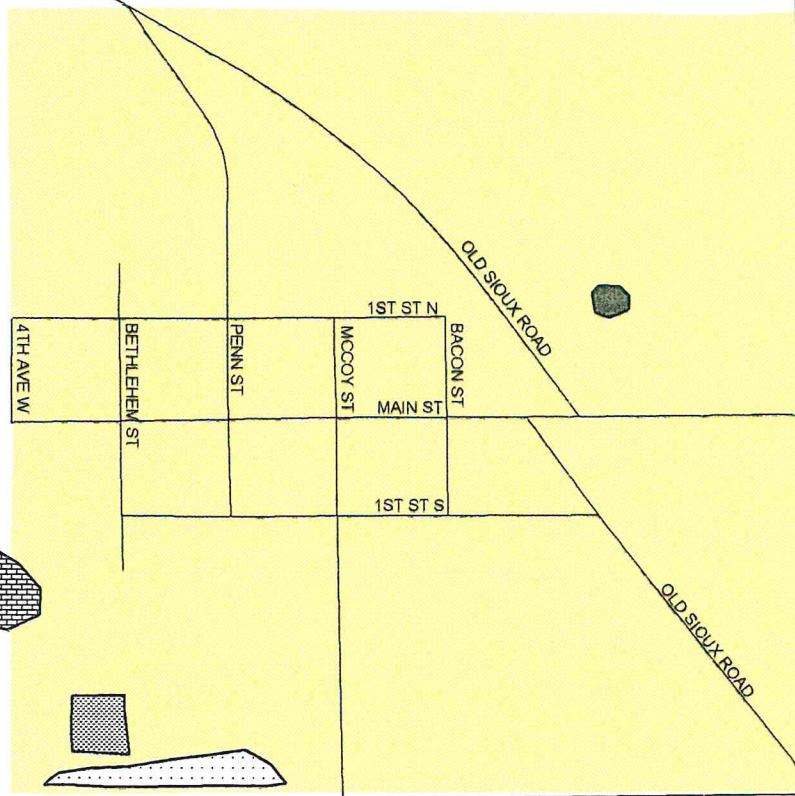


Long Lake South Dakota

-  Highways
-  Roads
-  Water Bodies
-  Streams & Rivers
-  Wetlands
-  L1UBGH
-  L2ABF
-  L2ABG
-  L2ABGH
-  PAB/EMF
-  PAB/EMFH
-  PABF
-  PABFH
-  PABFHX
-  PABFX
-  PABGH
-  PABGX
-  PEM/ABF
-  PEM/ABFD
-  PEM/ABFH
-  PEM/FOA
-  PEM/FOC
-  PEM/SSA
-  PEM/SSC
-  PEMA
-  PEMAD
-  PEMAH
-  PEMAX
-  PEMC
-  PEMCD
-  PEMCH
-  PEMCX
-  PEMF
-  PEMFD
-  PEMFH
-  PFO/EMA
-  PFO/EMC
-  PFO/SSA
-  PFOA
-  PFOAD
-  PFOC
-  PFOCH
-  PSSA
-  PSSC
-  PUBFH
-  PUBFX
-  R4SBF
-  U
-  City Boundaries

UNKNOWN

350 AVE



COUNTY 8



WETLANDS

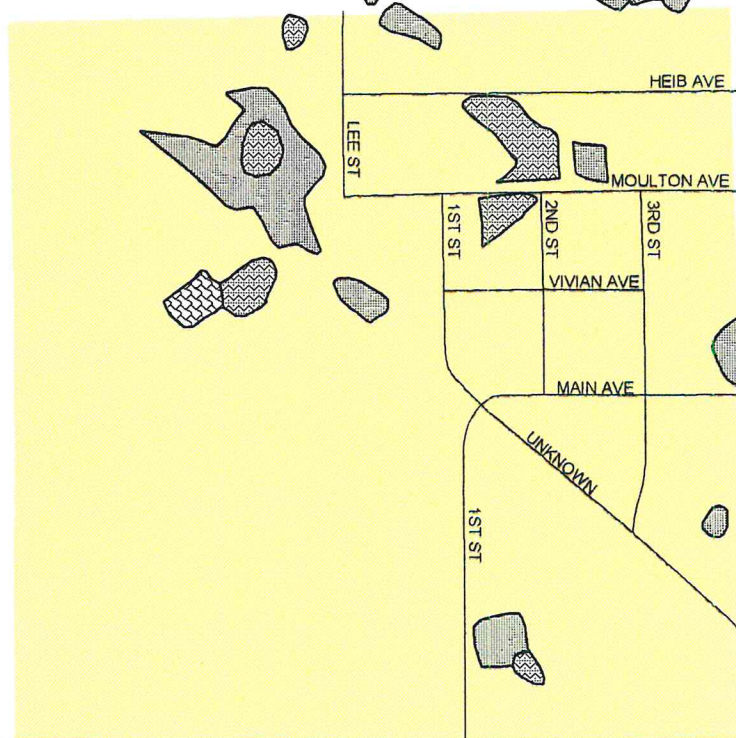
500 0 500 1000 Feet

239

Wetonka South Dakota

Highways
Roads
Water Bodies
Streams & Rivers
Wetlands

L1UBGH
L2ABF
L2ABG
L2ABGH
PAB/EMF
PAB/EMFH
PABF
PABFH
PABFHX
PABFX
PABGH
PABGX
PEM/ABF
PEM/ABFD
PEM/ABFH
PEM/FOA
PEM/FOC
PEM/SSA
PEM/SSC
PEMA
PEMAD
PEMAH
PEMAX
PEMC
PEMCD
PEMCH
PEMCX
PEMF
PEMFD
PEMFH
PFO/EMA
PFO/EMC
PFO/SSA
PFOA
PFOAD
PFOC
PFOCH
PSSA
PSSC
PUBFH
PUBFX
R4SBF
U
City Boundaries
122 ST



WETLANDS



500 0 500 1000 Feet

371 AVE

4TH ST

122 ST

371 AVE

VI. PARKS AND OPEN SPACES

McPherson County has no State Parks located within its boundaries.

There are no county parks located in McPherson County and no parks are planned. All future parks should be planned as a part of each Community Park and open space plan.

Communities located in McPherson County that have a city park within city limits are Eureka, Leola, and Wetonka.

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

VII. ENVIRONMENTAL CONSTRAINTS

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

More information is needed in order to complete this section.

VIII. EXISTING LAND USE

A. EVALUATION OF LAND USE IN MCPHERSON COUNTY

The rural area of McPherson County is dominated by agricultural uses. However, some rural residential structures (hobby farms, rural subdivisions) have been constructed over the past 20 years. Also, a great number of farms have been vacated with dilapidated structures still standing. A land-use dilemma is the rural/urban fringe area along and near the city-limits of McPherson County communities. A common goal of the McPherson County Commission and all McPherson County cities is to cooperate within a specific area near all city limit boundaries. Therefore, the future land-use map specifies "transitional areas" outside of McPherson County for joint land-use cooperation with McPherson County.

B. CATEGORIES OF LAND USE IN MCPHERSON COUNTY

To simplify preparation of this plan, land uses have been grouped into eight categories for McPherson County:

(1) Agricultural

(2) Rural Residential

(3) Lake Front Residential

(4) Highway Commercial

(5) General Industrial

(6) Wildlife/Recreation

A map of **current land uses** in McPherson County and the planning area are included on Map 6-of the Comprehensive Plan.

CURRENT LAND USE



Long Lake South Dakota

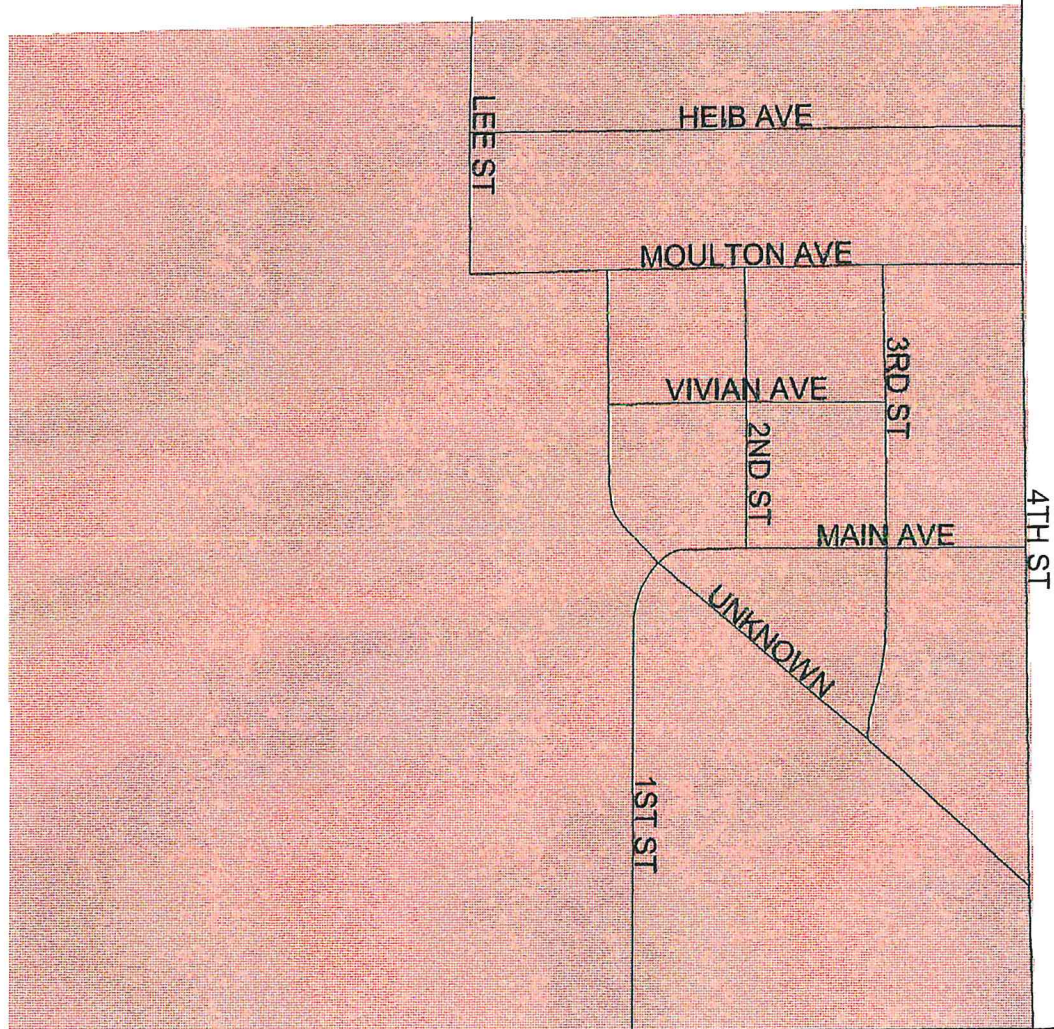


-  Highways
-  Roads
-  Railroads
-  Water Bodies
-  Streams & Rivers
-  Agricultural
-  Rural-Residential
-  Lake front Residential
-  Highway Commercial
-  Industrial
-  Recreation
-  Seperately Zoned

CURRENT LAND USE



Wetonka South Dakota



CURRENT LAND USE

- Highways
- Roads
- Railroads
- Water Bodies
- Streams & Rivers
- Agricultural
- Rural-Residential
- Lake front Residential
- Highway Commercial
- Industrial
- Recreation
- Seperately Zoned



IX. PLANNING POLICY FRAMEWORK

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

GROWTH MANAGEMENT STRATEGY

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

1. Transition Area
2. Rural Area

Within each area, specific future land uses are identified to be followed as a part of the implementation process of McPherson County. The "Future Land Use Map" is on Map 7 (page 14).

TRANSITION AREA GUIDELINES

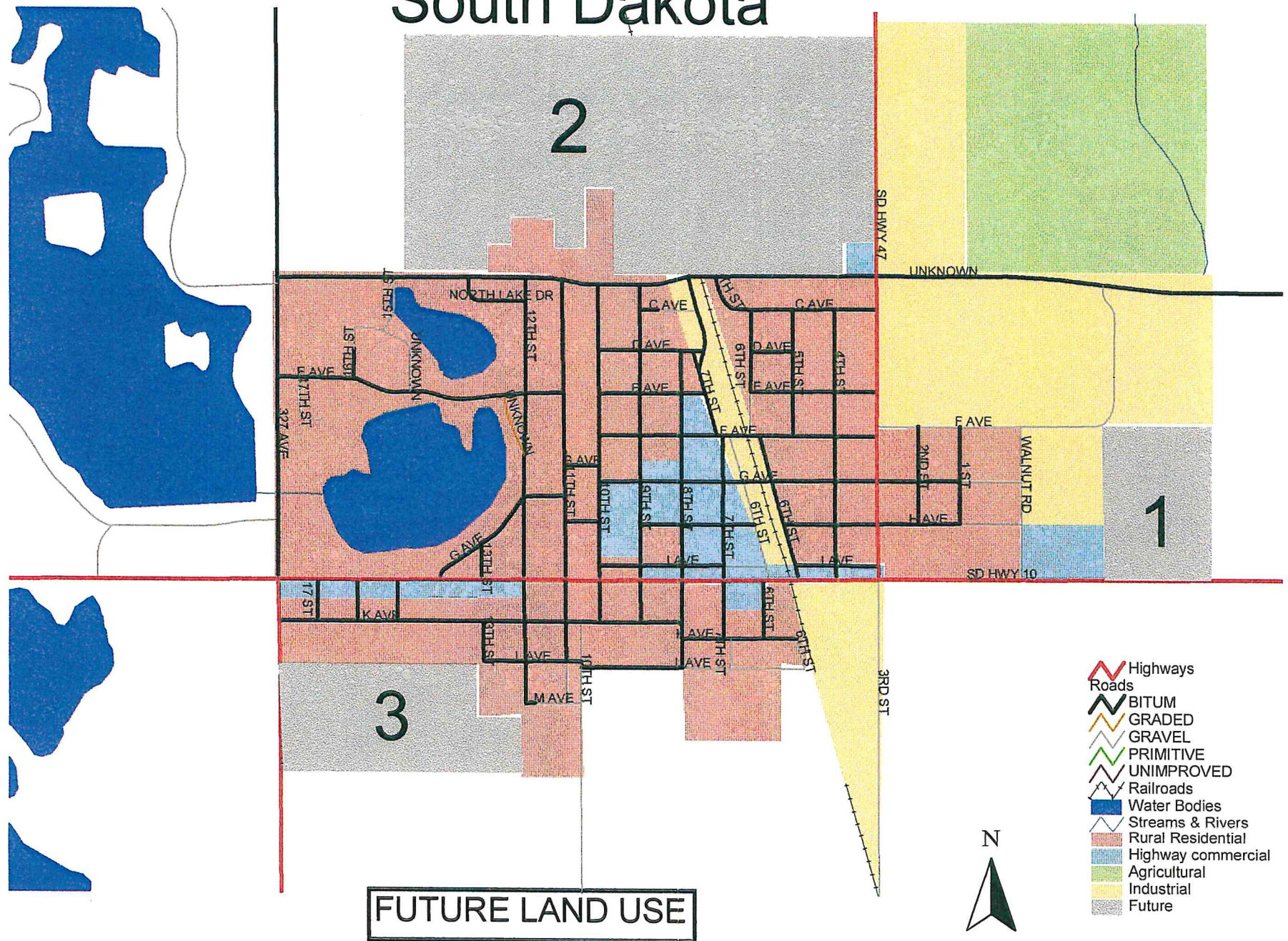
The area of urban development consists of lands along the urban fringe where new development will occur through the year 2020 and the area where there is greatest potential for rural and urban conflicts. This area is designated on the Future Land Use Map as "Transition Area". Development is expected to occur in this area during planning period. The intent is to maintain clearly defined urban areas within the county. The following are policy guidelines through which the Cities of Eureka, Leola, Wetonka, Long Lake, Hillsvie and McPherson County can promote orderly and attractive growth of their future urban area.

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

GUIDING POLICIES

1. Each community and McPherson County will decide land use issues within a mutually acceptable area as enforced by a joint jurisdictional zoning ordinance:
2. Encourage annexation and municipal utility extensions of all new development.

Eureka South Dakota



Long Lake South Dakota

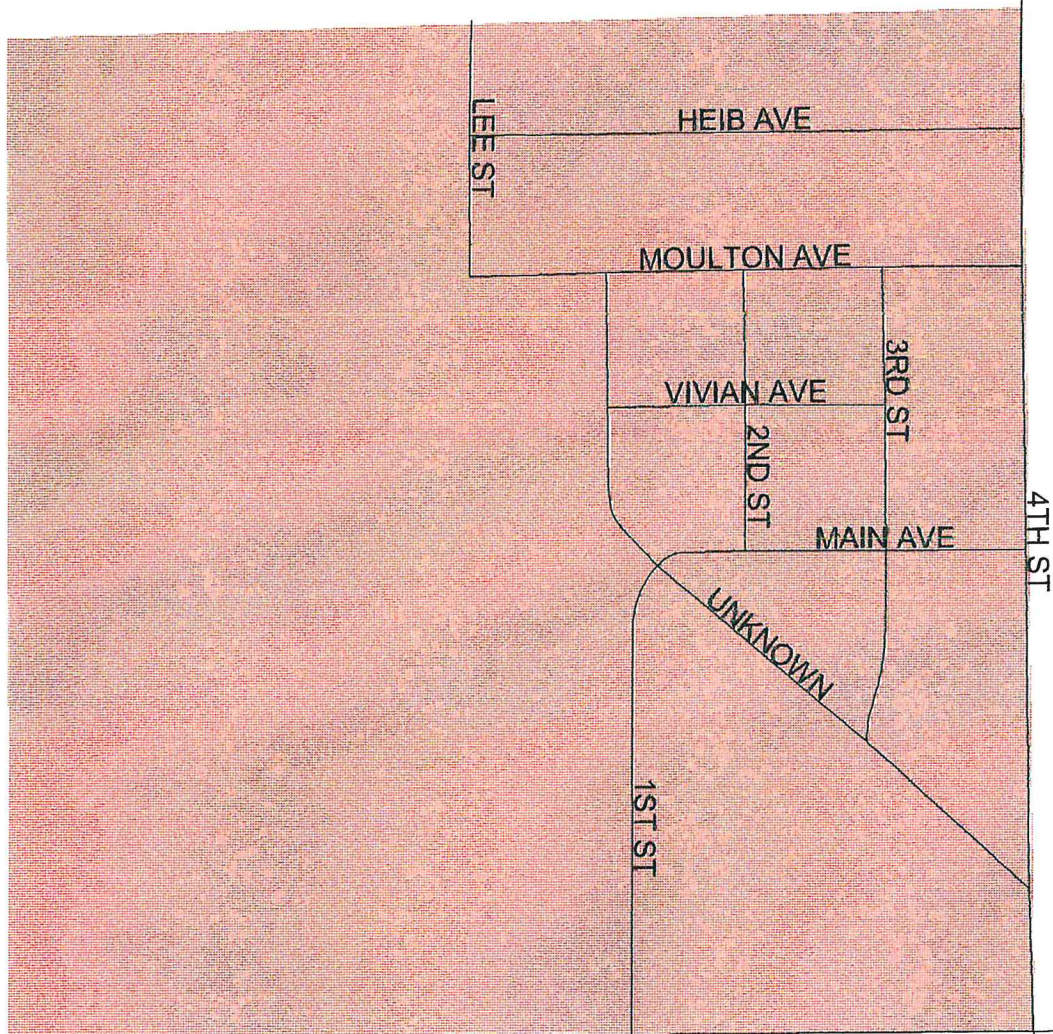


- Highways
- Roads
- Railroads
- Water Bodies
- Streams & Rivers
- Agricultural
- Rural-Residential
- Lake front Residential
- Highway Commercial
- Industrial
- Recreation
- Separately Zoned

FUTURE LAND USE



Wetonka South Dakota



FUTURE LAND USE

-  Highways
-  Roads
-  Railroads
-  Water Bodies
-  Streams & Rivers
-  Agricultural
-  Rural-Residential
-  Lake front Residential
-  Highway Commercial
-  Industrial
-  Recreation
-  Separately Zoned



RURAL AREA POLICY GUIDELINES

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

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

GUIDING POLICIES:

1. Maintain a residential density of not more than one building site per 20 acres. In addition, every effort should be made to cluster the residential uses and preserve the remaining area to agricultural activities and open space.
2. Allow higher density residential (1-acre) development if the following standards are complied with:
 - a). Septic tank installation
 - b). Private road agreements
 - c). Rural water system agreements
 - d). Low public road impacts (located adjacent to paved roads)
 - e). No adverse environmental impacts
 - f). No impacts to farming community (i.e. location to animal confinements)
 - g). Agreements to right-to-farm of all residents
3. Limit commercial and industrial development in the rural area. Allow the siting of agri-business activities at appropriate locations in rural area.
4. Limit construction on sites, which are environmentally unsuited for buildings or septic systems through the 20 acres rule, limiting residential re-zonings, or providing a sewage treatment system.
5. Require that all septic tank installers show proof of licensure and certification through the State of South Dakota to ensure proper installation of on-site septic tanks.
6. Provide public services and facilities at a level sufficient to meet the needs of a low-density agricultural population only.

7. Maintain an addressing system to create consistency for safety and convenience of businesses, visitors, and local citizens.
8. Locate commercial uses for major highway interchanges. Such uses should be developed in a nodal pattern and geared to the support of highway users.
9. Discourage strip development along transportation arteries, particularly those that serve as gateways to the cities and major activity centers.
10. Promote development patterns, which maintain the safety and carrying capacity of major roads. Discourage strip development patterns.
11. Preserve the environmental quality of the county with respect to economic development.

PLANNING STRATEGY

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

Goal 1 Ensure the Health and Safety of Citizens

Objective 1 - Separate structures for health and safety

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

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

Policy 3 - Create major setbacks from animal confinement operations to mitigate smell concerns

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

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

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

Objective 3 - All streets need adequate visibility at intersections and driveways

Policy 1 - Ensure adequate visibility at intersections by ensuring structures and fences not obstruct the view of intersecting traffic

Policy 2 - Provide a 150-foot setback for shelterbelts

Objective 4 - Design local streets to emphasize land access and safe

Policy 1 - All non-section line roads will be managed by a private road association.

Objective 5 – Design major streets to emphasize mobility and safe

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

Policy 2 – Grind up less traveled roads and make them into gravel roads, to save money for the community.

Goal 2 Protect Natural Resources

Objective 1 – Retain runoff with Open natural drainage systems

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

Objective 2 - Create greenways and linear open spaces within flood plain areas

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

Objective 3 -Design around significant wetlands

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

Objective 1 - Do not allow development on steep slopes

Policy 1 - All subdivision review should require developments to locate off steep slope areas and minimize stripping of vegetation for erosion control.

Objective 5- Limit development in areas with poor soils and high water table

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

Goal 3. Enhance the Visual Quality of the County

Objective 1 -Separate heavy industrial and residential uses

Policy 1 -Do not allow industrial development near residential developments

Policy 2 -Encourage siting of industrial uses in incorporated areas

Objective 2 -Softening the look of all uses to enhance the community's image as an attractive place

Policy 1 - Setbacks will provide reasonable separation for rural living in agricultural areas

Agricultural: 150 feet

Rural-Residential: 150 feet

Lakefront: 50 feet from Highway watermark

150 feet along section lines

50 feet from other roads

7 feet on each side yard

Highway Commercial: 150 feet and 25 feet side yard

Industrial: Front→ 25 feet

Rear→ 20 feet

Sides→ 20 feet

Wildlife/Recreation: 150 feet

Objective 3 - Create a transition from commercial to residential areas

Policy 1 - Add additional setback for separation

Policy 2 - Encourage the siting of most commercial businesses in cities landscape

Policy 1 - Allow manufactured homes to be placed in residential areas that are consistent with site-built homes

Policy 2 - Allow manufactured homes to be placed only in parks that are single sections or do not resemble a site-built home.

Policy 3 - Place off-site signs no less than 1,000 feet apart in non-commercial areas and limit residential on-site signs to 2 square feet in size.

Policy 4 - Require the operation of animal confinements are consistent with state law and minimizes odor for operation and manure application.

Policy 5 - Require telecommunication towers to be separated from a residential area and spaced 1/2 mile between towers.

Policy 6 - Wind energy conversion systems should be placed away from other structures and utility lines.

Policy 7 - Home occupations will be allowed as long as there is no substantial change in the residential nature of the home.

Policy 8 - Mitigate the adverse impacts of rock, sand, and gravel operations by requiring a buffer area, berms, and limiting hours of operation.

