

HUGHES COUNTY

SOUTH DAKOTA

COMPREHENSIVE PLAN

ADOPTED 2014



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This plan was prepared with the joint cooperation of
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Statement of Purpose

Hughes County has established and maintains a Comprehensive Plan in accordance with South Dakota codified law in order to provide for healthy growth and prosperity in the region. The Comprehensive Plan provides the planning guidelines for predictable and potential land uses within Hughes County such that the public and private entities can make informed decisions on how to grow and develop within the County and surrounding region. The Comprehensive Plan provides the guidance by which the Planning and Zoning Commission directs development and growth within the County and develops and maintains the zoning ordinances. The Comprehensive Plan provides protection for Hughes County by clearly specifying and publishing the guidelines, goals and future plans for growth within the County.

South Dakota Codified Law

SDCL 11-2-1. Definition of terms. Terms used in this chapter mean:

(3) "Comprehensive plan," a document which describes in words, and may illustrate by maps, plats, charts, and other descriptive matter, the goals, policies, and objectives of the board to interrelate all functional and natural systems and activities relating to the development of the territory under its jurisdiction;

SDCL 11-2-12. Purposes of comprehensive county plan. The comprehensive plan shall be for the purpose of protecting and guiding the physical, social, economic, and environmental development of the county; to protect the tax base; to 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; to lessen governmental expenditure; and to conserve and develop natural resources.

Executive Summary of the Comprehensive Plan

Hughes County is blessed with many natural features and resources. From the beauty of Lake Sharpe and Lake Oahe to the flowing plains of the farm and ranch land, the County contains a wide variety of land features and opportunities for those people looking for a place to live, work and play.

Hughes County supports and encourages agricultural, recreational, residential and commercial growth in the county. However, due to the differences in land use and activities, conflicts between the various uses of the land will occur, therefore, a managed plan for growth must be established so that the full potential of the land can be utilized by the property owners without conflict and strife. Therefore,

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Hughes County has established the Comprehensive Plan to provide the guidelines for orderly growth throughout the County. Guidelines are not rules and regulations, guidelines are simply "guides" by which the Planning & Zoning Commission and Department directs development and growth within the County. Developments may occur outside of the guidelines, however, additional requirements may apply in order to maintain compatibility with adjacent properties and uses.

As part of the managed growth within the county, Hughes County will preserve and protect the primary natural uses of the land such as Agricultural and Recreational uses that exist in the form of ranch and farm land and public land for hunting, fishing, boating and other outdoor activities. The secondary uses such as residential and commercial must be managed in order to protect the natural uses, limit the conflicts between uses, reduce costs to the County taxpayers and provide a reasonable tax base for the County to continue to provide the services expected.

In general, the County is promoting residential growth within a few miles of the Missouri River on well maintained roads that connect to paved roads and highways within a short distance. High density residential developments are encouraged to have direct access to paved roads and highways and be near established developments and municipalities. Medium density Residential development and growth is encouraged around natural and man-made features, well maintained roads, recreational areas and the Missouri River. The County discourages medium and high density residential lots in areas of heavy agricultural uses.

Commercial growth in the form of local business and industrial activities are highly encouraged along major state highways that pass thru the county and adjacent to and surrounding existing municipalities. Local Business opportunities are also encouraged near and adjacent to clusters of residential developments. Especially, where the business supports the needs of the residents and the residents provide the labor force for the business. Industrial growth is encouraged to be located near municipalities and state highways in order to better provide the necessary utility services, transportation needs and labor force to support the needs of the industry.

Hughes County in cooperation with the Pierre Economic Development Corporation (PEDCO) has provided resources and assistance to promote the desired growth throughout the County as well as the Cities of Pierre, Blunt and Harrold.

Hughes County works cooperatively with the Cities of Pierre, Ft. Pierre, Blunt, Harrold, Highmore and Onida and the surrounding counties of Stanley, Sully, Hyde and Lyman to encourage growth in the region. With the City of Pierre as the State Capitol and the largest city in the region, Hughes County benefits from quality growth in the region.

Definitions of Zoning Terms and Districts

The list provide below is not complete and only refers to the main topics discussed within the comprehensive plan. "Ordinance 1997-03 Article 1 Definitions" provides additional definitions that are utilized in the Hughes County Ordinance. Please refer to "Ordinance 1997-03 Article 4 thru Article 11 for additional information regarding the various zoning districts within the County.

Zoning Terms

"Agriculture" means the act or science of cultivating the ground, including the maintenance and harvesting of crops and the breeding, raising and management of livestock and poultry.

"Commercial Use" is the use of any land or building designed for commercial purposes, which shall include the use of land or buildings used for retail sales and offices and includes the uses permitted in the Local Business and Industrial Zoning Districts.

"Concentrated Animal Feeding Operation" (CAFO) is defined as a lot, yard, corral, building or other area, where animals have been, are, or will be stabled or confined for a minimum number of days per year, and where crops, vegetation, forage growth, or post harvest residues are not sustained over any portion of the lot or facility in the normal growing season.

"County Commission" is the Board of County Commissioners of Hughes County, South Dakota.

"Improved Recreation Area" is a designated recreation area with paved roads and parking areas and either a boat ramp, public campgrounds, or picnic shelter that are well maintained by the State, Federal or private entity for public use.

"Recreational Use" is the use of the land and water in its natural state for the general purposes of fishing, hunting, boating, camping, hiking, biking, and other outdoor activities.

"Residential Use" is use of land or buildings designed for residential purpose which shall include such land or buildings used for single family residents and multiple family dwellings.

"Residential Zoning Districts" is the collective term meaning either the Single Family Residential Districts 1-A or 2-C, Multifamily District, Mobile and Manufactured Home District.

"Right to Farm Covenant" is a document prepared and recorded for each parcel of land located in any of the agricultural zoning districts on which a new residential home or major renovations to an existing home is planned. The document is signed by the landowner stating that they and any future owners of the property are aware that the building and land is located in an agricultural area and that they approve and allow, without objection, the continuation of the agricultural activities and practices occurring on the adjacent and nearby properties even though they may conflict with the landowners residential and other non-agricultural uses of the property.

Zoning Districts

The information regarding the zoning districts and other ordinances is provided for reference and is based on the current zoning ordinance at the time of publication of the Comprehensive Plan. Please refer to the specific zoning district ordinance for the most current information.

"Agricultural District A" also refer to as "Ag A" is the zoning district designed to preserve agricultural lands from encroachment of incompatible uses and conserve agricultural resources. This zoning district allows Concentrated feeding operations as permitted by Hughes County Ordinance and state laws and regulations. For residential purposes the minimum parcel sizes is currently 35 acres and is considered Low Density Residential.

"Agricultural District B" also refer to as "Ag B" is the zoning district designed to preserve agricultural lands from encroachment of incompatible uses in areas adjacent to the Missouri River, established residential areas and State Highway Corridors in Hughes County. This zoning district does not allow concentrated animal feeding operations and is used as a buffer between the confined animal feeding operations permitted in Agricultural District A and Medium and high density residential zoning areas. For residential purposes the minimum parcel sizes is currently 35 acres and is considered Low Density Residential.

"Agricultural District B2" also refer to as "Ag B2" is the zoning district designed to provide an alternative parcel size for persons desiring a smaller acreage than allowed in Ag Zoning Districts A & B for agricultural pursuits. It is intended that this district will provide a minimum of public utilities, services or improvements, and a strictly rural type environment as commonly known in terms of open space, odors, noises, dust and self-sufficiency. For residential purposes the minimum parcel sizes is currently 2.5 acres and is considered Medium Density Residential.

"Agricultural District C" also refer to as "Ag C" is the zoning district designed to provide an alternative living environment for persons desiring larger acreage than is practical in a city yet generally less acreage than is necessary for agricultural pursuits. It is intended that this district will provide a minimum of public utilities, services or improvements, and a strictly rural type environment as commonly known in terms of open space, odors, noises, dust and self-sufficiency. For residential purposes the minimum parcel sizes is currently 1.0 acres and is considered Medium Density Residential.

"One Family Residential District 1-A" also referred to as "Single Family 1-A" is the zoning district designed primarily for subdivisions, which have planned streets and community water supply and community waste facilities. It is designed to stabilize and protect residential characteristics of the district and to encourage a suitable family life environment on moderate sized lots. For residential purposes the minimum lot sizes is currently 10,000 square feet and is considered High Density Residential.

"One Family Residential District 2-C" also referred to as "Single Family 2-C" is the zoning district designed primarily for subdivisions, which have planned streets and community water supply and community waste facilities. It is designed to stabilize and protect residential characteristics of the district and to encourage a suitable family life environment on moderate sized lots. For residential purposes the minimum lot sizes is currently 10,000 square feet and is considered High Density Residential.

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"Multifamily" is the zoning district designed primarily for subdivisions, which will have planned streets and community water supply and community waste facilities. It is designed to stabilize and protect residential characteristics of the district and to encourage a suitable family life environment on moderate sized lots. For residential purposes the minimum lot sizes is currently 6,000 square feet and is considered High Density Residential.

"Local Business District" is the zoning district designed primarily for the development of a wide range of retail and service establishments. Minimum Lot size is currently 1.0 acre with onsite sewer system or 10,000 sqft with offsite community sewer system.

"Industrial District" is the zoning district designed primarily for the development of the widest range of industrial operations permitted in the district for location of those industries, which have not reached a technical stage in processing which renders them free of nuisance factors or where economics precludes construction and operation in a nuisance free manner. Minimum Lot size is currently 1.0 acre with onsite sewer system or 10,000 sqft with offsite community sewer system.

"Riverfront and Park District" is the zoning district designed to maintain public access to Lake Sharpe and Lake Oahe on the Missouri River for fishing, boating and other recreational uses. This zoning district may include other areas in the County reserved for recreation activities. This zoning district contains the lands owned or controlled by the Corp of Engineers, South Dakota Game Fish & Parks, US Fish & Wildlife and other State & Federal Agencies.

"Mobile or Manufactured Home Parks " are permitted as a conditional use in One-Family Residential District #2-C.

"Planned Unit Development" is the zoning district designed to permit diversification of the developments in the county without, in any way, jeopardizing or reducing zoning standards which promote the public safety, convenience, health, general welfare, as well as preserve personal and property rights. For this purpose the provisions of this ordinance shall be subject to such exceptions as provided by the unit plan regulation.

Development and Growth Guidelines

The goals and general guidelines listed below are used by the Planning and Zoning Commission and Planning & Zoning Department as the bases of decisions, recommendations and ordinances for development and growth within the County.

Goals

The goals for organized development and growth within Hughes county are as follow:

- To protect agriculture and recreational uses of land in its natural state and natural resources.
- To promote orderly and efficient physical, social and economic growth.
- To reduce conflict between opposing land uses.
- To promote growth which will minimize expense to the County.
- To promote and provide an effective and efficient transportation system.

Right to Farm

The primary industry in Hughes County is farming. As such, one goal of the Comprehensive Plan is to ensure that farmers retain their right to farm and that development in the county does not unduly hamper that right. As a result, Hughes County continues to educate rural residents with property located in or near agricultural areas in Hughes County that they may be subjected to conditions resulting from agricultural operations. Such operations may include; the cultivation, harvesting, and storage of crops; livestock production; pesticides or herbicides application; the application of fertilizer, including animal waste; the operation of machinery; and the application of irrigation water. Discomforts and inconveniences may include noise, odors, fumes, dust, smoke, burning, vibrations, insects, rodents, and/or the operation of machinery (including aircraft) during any 24-hour period.

Landowners preparing to build a new Home or plan major renovations to existing homes located in agricultural zoning districts are required to prepared and record with the register of deeds a "Right to Farm Covenant" prior to obtaining a building permit for the home. The Right To Farm Covenant is a document where the current and all future landowners waive all rights to object to normal and necessary agricultural practices occurring on the properties within the area that may conflict with the landowner's residential or other non-agricultural use of property and home. See Ordinance 1997-03 Article 1 for a complete listing of the Right To Farm Covenant requirements.

Guidelines

These are guidelines only and are not intended to prevent development in areas outside of the areas described in the guidelines. However, development and growth outside of the guidelines listed may have additional requirements in order to maintain compatibility with adjacent property uses and acquire the necessary approval of the Planning & Zoning Commission and the Hughes County Commission.

Agricultural District A

Agriculture District A is designed to preserve agricultural lands from encroachment of incompatible uses and to conserve agricultural resources. The principle permitted uses are based on agricultural activities and agricultural based operations. All lands within Hughes County not specifically listed in any other

zoning district are in the Agricultural District A. Agricultural District A allows confined animal feeding operations as permitted by Hughes County Ordinance and State and Federal laws and regulations. Therefore, it is the intent of the Comprehensive Plan to locate medium and high density residential developments a considerable distance from the Agricultural District A and potential Concentrated Animal feeding operations .

Agricultural District B

Agriculture District B is designed to preserve agriculture lands from encroachment of incompatible uses in areas adjacent to the Missouri River, established residential areas and State Highway Corridors in Hughes County. Agricultural District B was established to provide a buffer between the general agricultural uses of Agricultural District A and the highways, Missouri River and residential uses. The primary difference between Agricultural District A and Agricultural District B is that Concentrated Animal Feeding Operations (CAFO) are not permitted in Agricultural District B, thus providing a reasonable buffer between the CAFO or similar operations in Agricultural District A and the major highways passing thru Hughes County and municipalities within Hughes County. Agricultural District B also provides a buffer for the residential, commercial, tourism and other recreational land uses from the other zoning districts.

Agricultural District C Land Development Guidelines.

The guidelines for land to be rezoned to Ag C and developed for the purposes of residential living shall include the following: The land is not located within two(2) miles of Ag A Zoning District, the land has access to a Section line Road, State Highway or US Highway, the land has access to a potable water supply, the land has access to an electrical supply, the development forms or joins a Road District and meets a minimum of three(3) of the following criteria:

1. Be located one (1) mile or less from an existing residential zoning district, Ag C Zoning District or Ag B2 Zoning District.
2. Be located two(2) miles or less from an existing municipality boundary or extra territorial limits (cities of Blunt, Harrold or Pierre).
3. Be located two(2) miles or less from an improved recreation area.
4. Be located two(2) miles or less from a hard surfaced road (asphalt Surface or concrete surface or asphalt surface treatment).
5. Be located two(2) miles or less from the Missouri River reservoirs.

It is encouraged the roads within the subdivision be constructed as rural subdivision roads. It is encouraged that the subdivision plan for two connections to Section line roads, State Highways or US Highways. It is also encouraged that design of the subdivision incorporate a plan for road connection to adjacent subdivisions. It is strongly encouraged that the utilities are installed and roads are completed prior to selling lots. Developers are notified that Building Permits will not be issued until roads are completed and utilities installed. It is encouraged that the developer prepare and record covenants and a Planned Unit Development document. The development of an active Homeowner's Association for protection of the home values and self policing of the condition of the development is encouraged.

Ag C residential subdivisions shall be developed in accordance with the current version of the 2000-01 Subdivision Ordinance.

Agricultural District B2 Land Development Guidelines

The guidelines for land to be rezoned to Ag B2 and developed for the purposes of residential living shall include the following: the land is not located within one (1) mile of Ag A Zoning District, the land has access to a Section line Road, State Highway or US Highway, the land has access to a potable water supply, the land has access to an electrical source, the development forms or joins a Road District and meets a minimum of two(2) of the following criteria:

1. Be located three(3) miles or less from an existing residential zoning district, Ag C Zoning District or Ag B2 Zoning District.
2. Be located three(3) miles or less from an existing municipality boundary or extra territorial limits (cities of Blunt, Harrold or Pierre).
3. Be located three(3) miles or less from an improved recreation area.
4. Be located three(3) miles or less from a hard surfaced road (asphalt surface or concrete surface or asphalt surface treatment).
5. Be located three(3) miles or less from the Missouri River and reservoirs.

It is encouraged the roads within the subdivision be constructed as rural subdivision roads. It is encouraged that the subdivision plan for a minimum of two connections to the Section line roads, State Highways or US Highways. It is also encouraged that design of the subdivision incorporate a plan for road connection to adjacent subdivisions. It is strongly encouraged that the utilities are installed and roads are completed prior to selling lots. Developers are notified that Building Permits will not be issued until roads are completed and utilities installed. It is encouraged that the developer prepare and record covenants and a Planned Unit Development document. The development of an active Homeowner's Association for protection of the home values and self policing of the condition of the development is encouraged.

Ag B2 residential subdivisions shall be developed in accordance with the current version of the 2000-01 Subdivision Ordinance.

Residential Zoning Districts Land Development Guidelines

The guidelines for land to be rezoned to Single Family Residential 1-A or 2C, or Multifamily, which is developed for the purposes of residential living shall include the following: the land is not located within three (3) miles of an Ag A Zoning District, the land has direct access to a hard surfaced (asphalt surface treatment, asphalt surface or concrete surface) existing Subdivision Road, Section line Road, State Highway or US Highway, the land has access to a potable water supply, the land has access to an electrical source, the development contains or has access to a sanitary sewer collection and treatment system, the development forms or joins a sanitary sewer district, the land or development forms or joins a Road District and meets a minimum of two(2) of the following criteria:

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1. Be located adjacent to an existing residential zoning district, Ag C Zoning District or Ag B2 Zoning District.
2. Be located adjacent to an existing municipality (cities of Blunt, Harrold or Pierre).
3. Be located within 2640 feet (1/2 mile) or less from an improved recreation area.
4. Be located 2640 feet (1/2 mile) or less from the Missouri River and reservoirs.

It is encouraged the roads within the subdivision be constructed as an urban subdivision paved road with storm water collection system and utilities within the ROW. It is encouraged that the subdivision plan for a minimum of two connections to either an existing subdivision road, Section line road, State Highway or US Highway. It is also strongly encouraged that the design of the subdivision incorporate a plan for road, sewer, water and utility connections to adjacent subdivisions. It is strongly encouraged that the utilities are installed and roads are completed prior to selling lots. Developers are notified that Building Permits will not be issued until roads are completed and utilities installed. It is encouraged that the developer prepare and record covenants and a Planned Unit Development document. It will be strongly encouraged to establish an active Homeowner's Association for protection of the home values and self policing of the condition of the development.

Residential subdivisions shall be developed in accordance with the current version of the 2000-01 Subdivision Ordinance.

Mobile and Manufactured Home Parks Development Guidelines

The guidelines for land to be Permitted under a Conditional Use in a Residential 2-C zoning District as a Mobile and Manufactured Home Park, which is developed for the purposes of residential living shall include the following: the land is located in a Residential 2-C Zoning District, the land has direct access to a hard surfaced (asphalt surface treatment, asphalt surfaced, concrete surfaced) existing Subdivision Road, Section line Road, State Highway or US Highway, the development has access to a potable water supply, the development has access to an electrical source, the development has access to or constructs a sanitary sewer collection and treatment system, the development forms a sanitary sewer district, the land or development forms or joins a Road District and meets a minimum of two(2) of the following criteria:

1. Be located adjacent to an existing Multi-Family Zoning District, Local Business Zoning District or Industrial Zoning District.
2. Be located adjacent to an existing municipality (cities of Blunt, Harrold or Pierre).
3. Be located within 2640 feet (1/2 mile) or less from an improved recreation area.
4. Be located 2640 feet (1/2 mile) or less from the Missouri River and reservoirs.

It is encouraged the roads within the subdivision be constructed with urban subdivision paved roads, storm water and sanitary sewer collection system and utilities within the ROW. It is encouraged that the subdivision plan for a minimum of two connections to either an existing subdivision road, Section line road, State Highway or US Highway. It is also strongly encouraged that the design of the subdivision incorporate a plan for road, sewer, water and utility connections to adjacent subdivisions. It is strongly encouraged that the utilities are installed and roads are completed prior to selling lots. Developers are

notified that Building Permits will not be issued until roads are completed and utilities installed. It is encouraged that the developer prepare and record covenants and a Planned Unit Development document. It will be strongly encouraged to establish an active Homeowner's Association for protection of the home values and self policing of the condition of the development.

Mobile and Manufactured Home Parks for residential living shall be developed in accordance with the 2001-01 Subdivision Ordinance.

Local Business Zoning Districts Land Development Guidelines

The guidelines for land to be rezoned to Local Business, which is developed for the purposes of retail and service type business shall include the following: the land has direct access to an existing subdivision road, Section line Road, State Highway or US Highway, the land has access to a potable water supply, the land has access to an electrical source, the land or development forms or joins a Road District and meets a minimum of two(2) of the following criteria:

1. Be located within one(1) mile or less from an existing residential zoning district, Ag C Zoning District, Ag B2 Zoning District, Local Business Zoning District or Industrial Zoning District.
2. Be located within one(1) mile or less from an existing municipality (cities of Blunt, Harrold or Pierre).
3. Be located within one(1) mile or less from a hard surfaced subdivision road or section line road or State or US Highway.

It is encouraged that the subdivision plan for two connections to either an existing subdivision road, Section line road, State Highway or US Highway. It is also strongly encouraged that the design of the subdivision incorporate a plan for road connections to adjacent subdivisions. It is strongly encouraged that the utilities are installed and roads are completed prior to selling lots. Developers are notified that Building Permits will not be issued until roads are completed and utilities installed. It is encouraged that the developer prepare and record covenants and a Planned Unit Development document. It will be strongly encouraged to establish an active Property Owner's Association for protection of the property values and self policing of the condition of the development.

Local Business subdivisions shall be developed in accordance with the current version of the 2000-01 Subdivision Ordinance.

Industrial Zoning Districts Land Development Guidelines

The guidelines for land to be rezoned to Industrial, which is developed for the purposes of industrial type uses shall include the following: the land has direct access to a Section line Road, State Highway or US Highway, the land has access to a potable water supply, the land has access to an electrical source, the use of the land or development does not degrade or reduce value of the adjacent properties and meet a minimum of two (2) of the following criteria:

1. Be located 1250 feet or more from an existing residential 1-A or 2-C zoning district, Ag C Zoning District, or Ag B2 Zoning District.

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2. Be located within one(1) mile or less from an existing municipality (cities of Blunt, Harrold or Pierre).
3. Be located within 2640 feet or less from a hard surfaced section line road or State or US Highway.

it is encouraged that the subdivision plan for two connections to either an existing industrial or local business subdivision road, Section line road, State Highway or US Highway. It is also strongly encouraged that the design of the subdivision incorporate a plan for road connections to adjacent subdivisions. It is strongly encouraged that the utilities are installed and roads are completed prior to selling lots. Developers are notified that Building Permits will not be issued until roads are completed and utilities installed. It is encouraged that the developer prepare and record covenants and a Planned Unit Development document. It will be strongly encouraged to establish an active Property Owner's Association for protection of the property values and self policing of the condition of the development.

Industrial subdivisions shall be developed in accordance with current version of the 2000-01 Subdivision Ordinance.

Planned Unit Development (PUD) Districts Land Development Guidelines

The Planned Unit Development developments are specialized developments that because of geographical restriction, topographical restrictions, special use or other reasons do not fit in to any of the other designated Zoning Districts. The Guidelines for land to be rezoned to Planned Unit Development shall include the following:

1. The Planned Unit Development document defining the development's zoning use is explicit on allowable land use and restrictive requirements,
2. the development contains three (3) or less Parcels of land,
3. the land has access to a potable water supply if needed, the land has access to an electrical source if needed,
4. the development and use does not degrade or reduce value of the adjacent properties
5. Is based on one of the other designated Zoning Districts with specific modifications.
6. Is compatible with the adjacent properties and surrounding zoning district(s).
7. Maintains the same residential or commercial density as the adjacent zoning district.

It is encouraged the roads within the subdivision be constructed as a rural section road with utilities. It is encouraged that the subdivision have a direct connection to a Section line road, State Highway or US Highway. It is strongly encouraged that the utilities are installed and roads are completed prior to selling lots. Developers are notified that Building Permits will not be issued until roads are completed and utilities installed. It is encouraged that the developer prepare and record covenants. It will be strongly encouraged to establish an active Property Owner's Association for protection of the property values and self policing of the condition of the development.

PUD subdivisions and individual lots shall be developed in accordance with the 2000-01 Subdivision Ordinance.

Campgrounds

Campgrounds for public use are permitted as a Conditional Use in Ag A or Ag B Zoning Districts. Campgrounds must be constructed and maintained in accordance with the SD Department of Health regulations for Campgrounds. Campgrounds must have adequate utility services. Campsites must be at least 50 feet from property boundary. Adequate screening must be provided between campsites and adjacent property. The location of the campground must meet at least two (2) of the following criteria:

1. be located within 1.0 mile of a hard surfaced road.
2. be located within 2 miles of State or US Park or Recreation Area.
3. be located at least 1 mile from a CAFO or other similar operations and facilities.
4. be located within 3 miles of the Missouri River.
5. be located at least 1/2 mile (2560 feet) from a Residential Zoning District 1-A or a Residential Zoning District 2-C that does not contain a Mobile Home or Manufactured Home Park.

Numerical Data & Trends

Current Condition

Hughes County is an agriculture based county with residential and commercial areas. Residential and commercial Subdivisions are generally located north and Northeast of Pierre along Highway 1804, Grey Goose Road and Highway 14/83. Smaller residential subdivisions are scattered along Highway 34.

Residential growth in the County has been steady due to the high cost and low availability of quality residential lots within the City of Pierre. The recent rise in residential growth in the County can be contributed to several factors such as the Corp of Engineer's Southeast Pierre Buyout Program, low interest rates, the availability of Mid Dakota Rural Water throughout the County, and the availability of low cost residential lots.

The residential growth was slowed by the Mid Dakota Rural Water moratorium on new connections in 2008 and the rising fuel prices over the past several years. As Mid Dakota rural Water released its moratorium on new hook ups and the commuters adjusted to the higher fuel prices, residential growth returned to a steady rate.

Commercial growth has been slow but steady Northeast of Pierre along Highway 14/83. Recently with the Harrold Terminal and the Pulse Plant west of the City of Harrold, the area around the City of Harrold has seen an uptick in commercial activity. Again the low cost for good quality land has played a major role in providing low cost lots for commercial growth.

Subdivision development has slowed in recent years possibly due to the higher crop prices, which in turn has raised the value of the land. As land prices increase, developing subdivisions is not as financially feasible as in previous years. In addition, Hughes County has recently experienced a surplus of available lots which in turn drove prices for the lots down. The law of supply and demand was in effect as demand for lots decreased and supply of lots remained high, lot prices decreased to generate interest. A recent sharp decrease in the price of lots in the Spring Creek area caused a brief surge in the

residential growth in that area. In general, as the supply of lots reaches the point at which a reasonable profit can be earned by developing land, additional developments will be created.

Numerical Data

Table 1-1 lists the number of named subdivisions in each township and the combined number of lots in the named subdivisions in each township. A subdivision is a group of lots that were established for a similar use such as residential living. The number of lots in a subdivision range from 1 to 100 or more depending on the zoning and area contained within the subdivision.

As listed Buckeye Township (T111N-R79W) located immediately north of the City of Pierre contains the highest number of residential Lots and the highest number of subdivisions. The majority of these lots are zoned Ag C with a few lots zoned Ag B2. Most of the Buckeye residents work in the City of Pierre and are benefitting from the short commute.

Peoria Township (T112N-R80W) located in the far northwest corner of the County contains the next highest number of residential lots and third in the number of subdivisions. Peoria Township contains a high concentration of Single Family Residential 1-A and 2-C zoned Subdivisions and Mobile home park converted into a Single Family Residential 2-C zoned subdivision in the Spring Creek Area. The subdivisions share central sewer collection and treatment system with subdivisions across the county line into Sully County. The residents of the Spring Creek Area are mostly retired or weekend sportsman who own cabins in the area. The remainder of Peoria Township is agricultural with a few subdivisions along Highway 1804 immediately north of the Oahe Dam and a couple of subdivisions overlooking the river in the Peoria Flats area.

Dryrun Township (T111N-R78W and T110N-R79W) located east of Pierre has the third highest number of residential lots and the second highest number of named subdivisions. The drawing factors for Dryrun Township are the close proximity to the City of Pierre, well maintained Highway 14/83 and southern Dryrun Township has a view of the river along Highway 34.

Mentor Township (T112N-79W) is located north of Buckeye Township and west of Peoria Township. Mentor is the fourth most populated township. The residential subdivisions in Mentor Township are clustered along Grey Goose Road at the south end of the Township. The cluster of residential lots spurred a growing commercial businesses district which currently contains a convenience store, restaurant, bar, car dealership, and other smaller businesses that serve the local residences.

Table 1-1

Township Name	Number of Named Subdivisions in each Township	Total Number Residential Lots in a Named Subdivision in each Township	Average Lots per Subdivisions
BLUNT TWP	11	18	1.64
BRETTON TWP	2	3	1.50
BUCKEYE TWP	59	468	7.93
BUTTE TWP	4	4	1.00
BYRON TWP	4	7	1.75
CANNING TWP	9	41	4.56
DEGREY TWP	7	10	1.43
DRYRUN TWP	39	208	5.33
HARROLD TWP	14	165	11.79
JOE CREEK TWP	1	2	2.00
LOGAN TWP	8	19	2.38
MENTOR TWP	16	207	12.94
PARADISE VALLEY TWP	5	8	1.60
PEORIA TWP	28	393	14.04
ROUSSEAU TWP	17	29	1.71
Totals	224	1582	7.06

Harrold Township is the fifth largest township. The City of Harrold is the center of activity for Harrold Township (T112N-R74W). Since it is located in the northeast corner of the County the majority of the residents work in agricultural related operations. Highway 14 passes thru the township providing the necessary transportation needs for the area.

The remainder of the townships have scattered subdivisions and residential lots ranging in size from 1 acre and larger depending on the location and zoning. Most of the residential subdivisions in the remainder of the County are along Highway 34 with the view of the river and Highway 14 providing a quick access to the City of Pierre.

Other Data & Trend Sources

The Governor's Office of Economic Development for the State of South Dakota is found at the Website <http://www.sdreadytowork.com>. This website contains a wide variety of data concerning the State and Hughes County.

The U.S. Census Website <http://quickfacts.census.gov/qfd/states/46/46065lk.html> contains a variety of information that may be helpful in starting a business, developing land or working and living in Hughes County. The U.S. Census lists Hughes County's estimated population as 17,450 or just slightly over 2% of the State Population. Hughes County grew 2.5% in population between 2010 and 2012. Hughes County contains approximately 741.56 square miles of land which is 0.97% of the land area of the state

Hughes County Comprehensive Plan - 2014

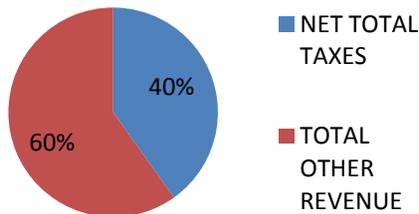
of South Dakota. Hughes County has an average population density of 23 people per square mile which is higher than the state average of 10.7 People per square mile. For Comparison the State of New York has a population density of 411 people per square mile and the City of New York has population density of 27,012 people per square mile. The wide open spaces of South Dakota is major factor in the potential for growth in Hughes County and South Dakota. Additional comparison Data between select counties in South Dakota is in the Appendix Table A-1.

County Budget and Expenses

Balancing the growth of the County with the added expenses is one of the primary objectives of creating the Comprehensive plan. Growth means an increase in property tax revenue for the County and an increase in sales tax revenue for the local communities and the State of South Dakota. Growth also increases expenses for road maintenance, fire protection, law enforcement and providing general services to the residents and businesses living and operating within Hughes County.

The County operates on a total budget of approximately \$11.8 Million for 2013 budget year. The total revenue for the County consists of Federal and State Funding Programs and Property Taxes. The single largest source of revenue for the County is from Property Taxes. A large percentage of the Property Taxes collected are transferred to the School Districts and Cities that operate within Hughes County. Other revenue sources include Federal and State Grants, special service grants, fees and fines collected.

HUGHES CO. REVENUE

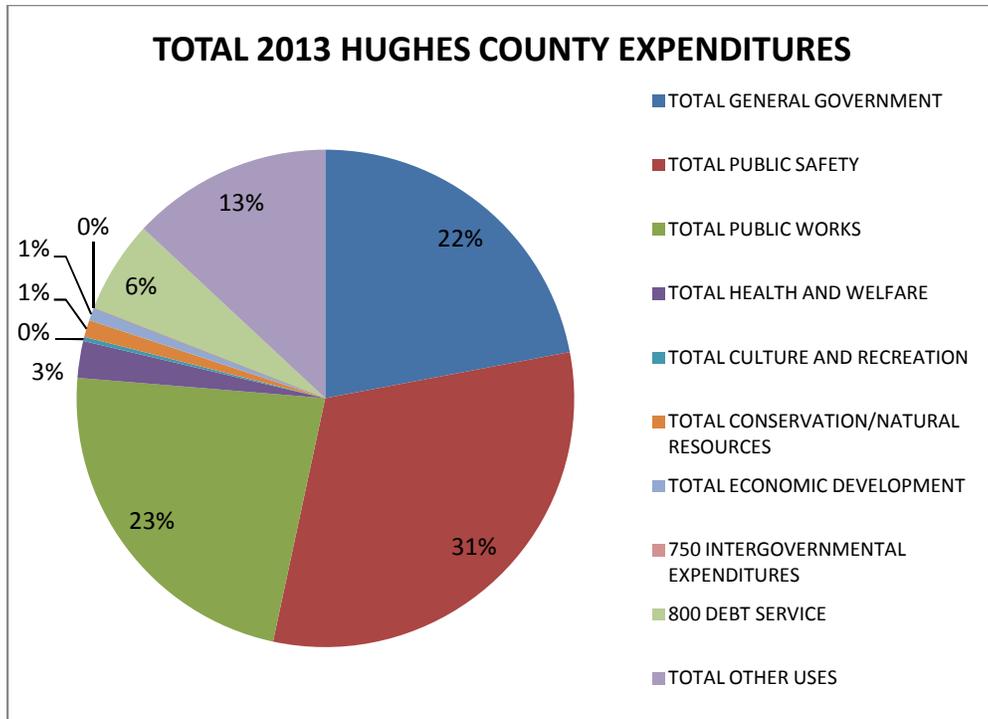


The funds not transferred to the Schools and Cities constitutes the budget for the County Expenditures. The Public Works section of the budget includes funds for the County Highway Department. Public Works is 23% percent of the County Expenditures. A large portion of these funds are for the maintenance of the County Highway (Road) System and bridges. The roads and bridges are used by the residents and businesses that live and operate in Hughes County. This includes road maintenance, snow removal and bridge repair and maintenance. A good transportation system is essential for steady growth, however, limited funds restricts the ability to

maintain the system. Therefore, the concept of placing the residential developments and commercial businesses on or near paved roads reduces maintenance costs for the County dramatically.

Law enforcement and Fire Protection consume 31% of the County's annual budget. These costs increase with growth in the County. Managing the growth by concentrating the developments and/or locating near existing developments and municipalities allows for shared resources, and condensed patrol routes, thereby, reducing costs to County.

Managed and directed growth and the development of Ordinances that maintain property values, provide guidance for strong and efficient growth contributing to maintaining the tax base and reducing overall costs to the County.



Geographic Properties

Hughes County has a variety of geographical features from the flat plains to the rolling hills and steep bluffs along the river. These features carved by the glaciers have provided an abundance of opportunities for many people to work, live and play in Hughes County.

Soil Types

The soils is one of the many assets Hughes County has available. It is also one of the factors that directs the availability of areas for certain uses. Farming practices and irrigation has expanded soils and lands available for farming and ranching, offsetting some of the farm and ranch land used for residential developments. Residential developments have also turned the poorer quality less productive agricultural land into land that that is fully utilized for residential living. However, land not suitable for agricultural uses is typically more expensive to develop for residential uses.

The soil types vary dramatically in Hughes County, therefore, it is recommended using the Natural Resource Conservation Service (NRCS) Soil Survey conducted for Hughes County for researching the soil types and qualities. The NRCS website has interactive soil maps available that provide the various properties relevant to the planned use. The properties such as suitability for farming, grazing, concrete and steel corrosion, shrink-swell potential and septic systems are listed and explained in detail. The interactive maps are available at the web address:

<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> .

Topography

Hughes County has three basic types of topography: Flat land, rolling hills and river bluffs. The land shaped by the glaciers has scattered these basic types throughout the County. Farms utilize large portions of the flat and semi flat ground located in the northeast and eastern regions of the County producing crops more suitable for the lower annual rainfall amounts received in Hughes County. Farms also take advantage of the river by irrigating relatively flat farm ground near the river, producing different varieties of crops and products. Ranches take advantage of the steeper hills and bluffs that can't be feasibly farmed. Recreation and housing takes advantage of the river view and small parcels of land that are not economically farmed or ranched.

Good quality drinking water has been a restriction in the past, limited to small shallow aquifers located in the gravel deposits or deeper bedrock aquifers with pressurized artesian water heavy in mineral content and poor quality. With the construction of the Mid Dakota Rural Water System, good quality water is pumped throughout the County providing exceptional water for human and animal consumption.

Flooding & Flood Management (FEMA)

Hughes County has many creeks, streams and rivers flowing through the County. With the limited rainfall that Hughes County receives flooding is generally limited to the spring, when the ground is still frozen and cannot absorb the moisture. Those conditions nearly all of the rainfall mixed with snow melt to flow to the rivers and streams causing flooding of the low lying areas. Hughes County has a few areas that are prone to repeated flooding.

The City of Blunt is one of these areas. The City of Blunt is located in the flood plain, just north of the junction of the main channel of Medicine Knoll Creek on the east side of the City and the west fork of the Medicine Knoll Creek located on the west side of the City. With the relatively flat grade of the creek and the surrounding land, ice jams, beaver dams and debris in the creek bottom cause annual concern and flooding of the portions of the City of Blunt and surrounding areas. Recently a diversion channel was constructed north of the City diverting water from the west fork of Medicine Knoll Creek to the larger main channel to the east of the City. This has reduced the flooding within the City of Blunt.

Federal Emergency Management Agency, FEMA, has been involved in flood management for many years. In a joint effort with the insurance industry, FEMA has developed maps, called Flood Insurance Rate Maps-FIRMs, marking flood prone areas and rating the areas based on the potential for flooding. The potential for flooding dictates how the land will be used. For example annual flooding of farm ground, hay ground and pasture creates optimal conditions for growing certain farm products, pasture grasses and hay ground. However, land that is frequently flooded is not suited for residential developments. Therefore, using the FIRMs during the research and development phase of your land use plan is encouraged. FEMA maps for Hughes county can be purchased from FEMA at website <http://www.fema.gov/> or free site specific maps can be developed from the FEMA Website. The starting point for creating your maps is the website <http://www.fema.gov/floodplain-management/flood-insurance-rate-map-firm> This site allows the user to develop and print site specific Flood Insurance Rate Maps called FIRMettes.

Hughes County Planning & Zoning Department and the Building Official frequently utilize the FIRMs when reviewing building projects and developments within Hughes County.

Environment and Natural Resources

The environment and the natural resources within Hughes County are the air, soils, water and minerals found within the boundaries of the County. Protecting the environment and natural resources that are the backbone of the agricultural and recreational uses is a primary objective in the proper planning and development within Hughes County. The regulatory agency charged with managing the environment and natural resources throughout the state of south Dakota is the South Dakota Department of the Environment and Natural Resources, SD DENR. The central office for this department is located in Pierre, South Dakota. This department regulates water quality, erosion, mining activities and other environmental concerns. The SD DENR website, <http://denr.sd.gov/>, is an excellent resource for information regarding the regulations, procedures and concerns of the agency.

Wastewater Systems

Wastewater collection and treatment is an environmental concern whether it is in a central collection and treatment system used by the City of Pierre, Blunt and Harrold and high density residential subdivisions to the small onsite waste disposal systems constructed for the farm house. Depending on the development and location, wastewater disposal can be a challenge.

The Central collection and treatment systems, commonly referred to a Sanitary Sewer Systems, are most common in high density populations because of the low land area usages and the high volume of waste water. The system consists of a series of underground pipes collecting the wastewater from each source location (house, business, or industry). The pipes transmit the wastewater to a central treatment facility which chemically or naturally treats the wastewater until the water is no longer hazardous, then the water is discharge back into the environment.

Onsite Wastewater Disposal Systems, commonly referred to as Septic Systems, are for small, low flow and isolated locations, such as individual home, business or industry that is located on a 1 acre parcel or larger. These systems consist of the wastewater line from the building to a septic tank where the solids are separated from the liquid. The solids are trapped in the tank and the liquids flow into a drain field. Septic Systems will vary in complexity and size depending on the soil type, therefore, septic systems are site specific and vary greatly depending on the location within the County.

The South Dakota Department of the Environment and Natural Resources creates and maintains the regulations and rules for the sanitary sewer systems and the septic systems that are used within Hughes County. Developments and construction projects within Hughes County must follow the appropriate regulations and rules.

Water Sources and Water Quality

Water sources in Hughes County consist of surface water and ground water. Surface water sources are the lakes, streams and ponds scattered throughout the County. Ground water sources are the wells and springs that are prevalent on many farms and ranches.

A quality drinking water source is necessary for quality growth in the County. The construction of the Mid Dakota Rural Water System, MDRWS, which draws surface water from Lake Oahe, treats the water in accordance with the SD DENR standards and transports the water throughout the County and many surrounding Counties in the eastern half of the state through underground pipe lines. This MDRWS system has replaced many of the wells used by the farmers, ranchers and residents living in the County.

Common ground water sources are perched water tables and Artesian wells. Perched water tables are aquifers found in gravel layers suspended in clay/shale formations. These aquifers are relatively shallow 100-500 feet deep and are effected by seasonal moisture changes. Artesian wells are generally deeper and free flowing. The artesian wells are very high in mineral content and can be corrosive to metal pipes.

The South Dakota Department of the Environment and Natural Resources creates and maintains the regulations and rules for the maintenance and protection of the surface and ground water in Hughes County. Developments and construction projects within Hughes County does enforce the appropriate regulations and rules.

Erosion Control

The soils in Hughes County are erodible by wind and water. Erosion contributes to the loss of topsoil, pollution of lakes and streams and clogging storm water drainage pipes and culverts. Soils without vegetative cover are unprotected from the wind and rain runoff which, in turn erodes the soil and transports the soil to areas where the soil is not beneficial and may even be harmful.

The current no till farming practices have greatly reduced the erosion of the valuable topsoil by wind and water as well as collects and retains the soil moisture. The construction industry has been using many methods and practices to reduce the erosion of the unprotected soil during the construction process. Landowners and others can prevent soil erosion by maintaining good vegetative cover in yard spaces, control runoff from roofs and paved surfaces, and avoid disturbing highly erodible soils.

The South Dakota Department of the Environment and Natural Resources creates and maintains the regulations and rules for erosion control devices in Hughes County. Developments and construction projects within Hughes County will follow the appropriate regulations and rules.

Transportation

A well maintained transportation system is essential for a healthy local and regional economies. Transporting goods and people from one point to another efficiently is essential for growth and development of the County and Region. The Transportation network in Hughes County consists of Federal Highways, State Highways, County Highways, city streets, subdivision roads, railroads and

airports. The various entities that maintain the elements of the system work together to provide and effective and efficient transportation system.

Federal, State and County Highways

Federal Highways are owned and maintained by the South Dakota Department of Transportation with the exception of US Army Corp of Engineers (USACE) Highway 204. The major US Highways in Hughes County consist of US Highway 14 and US Highway 83. US Highway 14 enters Hughes County at the Missouri River Bridge in the City of Pierre in the SW corner of the County and exits Hughes County approximately 3.5 miles east of the City of Harrold. US Highway 83 also enters Hughes County at the Missouri River Bridge in the City of Pierre and travels along the same route as US Highway 14 to a point approximately 4 miles west of the City of Blunt then turns north and exits the County approximately 4.5 miles west and 3 miles north of the City of Blunt. US Highway 14 & 83 are maintained by the State of South Dakota utilizing Federal Funds. The US Highways are paved two(2) lane highways with wide paved shoulders. USACE Highway 204 is the paved road that runs across the top of the Oahe Dam from SD Highway 1806 to SD Highway 1804. USACE Highway 204 is jointly maintained by the State of South Dakota and U.S. Army Corp of Engineers.

State Highways consist of SD Highway 34, and SD Highway 1804. SD Highway 34 enters Hughes County at the Missouri River Bridge in the City of Pierre then heads east along the Missouri River, then exits the County approximately 34 miles west of Pierre and 1 mile south. SD Highway 1804 begins on US Highway 14 at the northern boundary of the City of Pierre then extends north along the Missouri River until it exits the County approximately 15 miles north of the City of Pierre. SD Highway 34 and 1804 are maintained by the State of South Dakota. SD Highway 1804 is a two (2) lane road with narrow paved shoulders The SD Highway 204 is paved with narrow shoulders and continuous guardrails. See the South Dakota State Department of transportation website for additional information regarding State and US highways maintained by South Dakota. <http://www.sddot.com/>

County Highways consist of 590 miles of paved and gravel roads. The County paved roads are Grey Goose Road, 293rd Ave (Beastrom Road), 196th St. (County Line Road), and West Bend Road. Grey Goose Road is a two(2) lane road asphalt paved road beginning at SD Highway 1804 3.5 miles north of the City of Pierre and extends 8 miles north to the county line. The paved Section of 293 Ave (Beastrom Road) is two(2) lanes with no shoulders. it begins at US Highway 14 at the eastern boundary of the City of Pierre and extends north for approximately 3 miles then turns into a gravel road to the County line. 196th St (County Line Road) is a two(2) lane paved road extending from SD Highway 1804 at the Hughes County/Sully County line then heads west to the river. The maintenance of this road is shared between Hughes County, Sully County and SDGFP. West Bend Road is a two(2) lane paved road beginning at SD Highway 34 approximately 28 miles east of the City of Pierre and extends south to the West Bend Recreation Area. The maintenance on the West Bend Road is shared between Hughes County and SDGFP. The remainder of the County Roads are chip seal surfaced and gravel surfaced and mostly located on section lines with a few meandering around topographical features.

Hughes County also maintains a few subdivision roads in some of the older subdivisions. Some are paved with chip seal, but most are gravel surfaced.

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Most subdivision roads are privately maintained by the local road districts or local residents. Hughes County encourages the subdivisions to establish a road district in order to properly maintain the roads within the district.

A Road District is a quasi government entity which has the ability to assess taxes that are collected by the County and disbursed to the Road District for maintenance of roads and other features within the bylaws of the District.

Access (ex.. approaches, intersecting roads, driveways) to US and State highways is controlled by the SDDOT in the SDDOT Access Plan. Access spacing and other limitations vary depending on the use and location. Typical Access spacing for rural areas of the State and US Highways is currently 1,000 feet apart. Contact the local office of the SDDOT for limitations and restrictions for the location that is being considered.

Access to Section line roads is controlled by the County and is currently limited by ordinance to 2 access points per half mile. The access point locations are approved by the Hughes County Highway Department.

Access to the subdivision roads are determined by the Road District or in the absence of a Road District by the Hughes County Highway Department. Access spacing on a subdivision road is determined by the posted speed limit, topography and lot spacing.

The County Highway department maintains a Road Improvement Plan which contains the plan for road and bridge maintenance and improvements for the next several years. The Road Plan is an essential tool and a major factor in the growth in the County.

The typical classification of the roads are Major Arterial, Arterial, Collector or Local Roads. The various roads within the County fall into each classification based on ownership, traffic count, use and location. The Major Arterials are the paved US and State Highways. Arterial Roads are the Section Line Roads that are heavily travelled and are continuous or nearly continuous across the County. Most of the Arterial Roads connect to State and US Highways. Collectors are section line roads that are less travelled than the Arterial section line roads and may or may not be continuous and connect to a state or US highway or an arterial section line road. Some low volume section line roads and all subdivision roads are considered Local Roads. Local roads may connect to any of the above referenced classifications.

The County does receive some federal & State funding to assist in road and bridge improvements and maintenance on major County Roads, therefore, the County classifies roads based the State Codified Laws which are as follows:

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SDCL 31-1-5. Administrative systems of highways--Classification. For the purpose of clarifying the duties and powers of the various governmental state agencies charged with the administration of the highways in South Dakota, the following definitions of highway systems shall be applicable:

- (1) "State trunk system," the highways designated by statute to be controlled and supervised by the Department of Transportation;
- (2) "County highway system," the highways designated by the board of county commissioners in organized counties under the supervision of these bodies that have been approved by the Department of Transportation;
- (3) "Township highways," the secondary highways in organized townships that are administered by a board of township supervisors;
- (4) "County secondary highways," the rural local highways in organized counties, excluding the approved county highway system, that are under the supervision of a board of county commissioners.

Source: SL 1955, ch 106, § 1; SDC Supp 1960, § 28.0238.

The maintenance schedule for the roads in the County has been affected by the reduced available state & federal funds. Increases in the South Dakota Property Tax Rates have been limited therefore property taxes received by the County have not been able to match the inflation rate. Therefore, between the declining federal and state funding and the declining available funds from the property taxes, the road maintenance funds have been declining for several years, whereas the cost of fuel, equipment, materials and labor has increased dramatically. As a result the general maintenance and classification of the various roads has been adjusted for the limited available funds.

The current general road maintenance and classification is as follows listed in order of priority:

1. County Highway System Roads - Roads are well maintained and top priority for snow removal.
2. County Secondary Road Sub Classes:
 - a. Standard Maintenance Roads - Roads are maintained at a level higher than minimum standards and second level on snow removal.
 - b. Minimum Maintenance Roads - Roads maintained below minimum standards at levels required for intermittent traffic. Maintenance and snow removal as deemed necessary and as time & funding permit.

A Map of the Current County Roads is included in the Appendix.

Road maintenance and classification is adjusted periodically by the County Commission as recommended by the Highway Department periodically based on use, importance, funding and expenses.

Airports

The City of Pierre has a Regional airport that services Hughes County and the surrounding area. The Airport has a two paved runways, the runway 13/31 is 6,898 feet long and 150 feet wide and the runway 07/25 is 6,887 feet long and 150 feet wide. The Pierre Airport currently has daily flights to Minneapolis and Denver and with the new terminal passenger volume has increased. For more information regarding the Pierre Airport including flight schedule please see website

<http://ci.pierre.sd.us/Department.aspx?id=2>

The City of Harrold also operates a small airport with grass runway for agricultural spray service and private aircraft.

Railroad

The Rapid City, Pierre & Eastern Railroad, formally the Chicago Pacific/Dakota Minnesota & Eastern (CP/DM&E) Railroad, is the sole railroad in the County providing bulk freight services for the Cities of Pierre, Blunt and Harrold. The rail line enters the County at the Missouri River Bridge in Pierre travels east between Highway 34 and the Missouri River to Medicine Knoll Creek then follows Medicine Knoll Creek to the City of Blunt then turns east and parallels US Highway 14 passing thru the City of Harrold and continues to parallel US Highway 14 until the rail exits the County. For additional information regarding the Railroad in Hughes County and the region see the SDDOT website

<http://www.sddot.com/transportation/railroads/Default.aspx>

Public Transit

The River City Transit provides public transportation throughout the County. River City Transit is a mix of regular bus service and as called pickup and drop off similar to taxi service. River City Transit is located in the City of Pierre and shares the terminal with the Jefferson Bus lines for long distance bus travel. See the River City Transit website, <http://rcptransit.com/>, for current schedules, rates and other information.

Appendix

The information contained within the appendix is a compilation of data from various sources that are the basis for the policies and guidelines stated in the Comprehensive Plan.

Internet Links to Useful data

Central South Dakota Enhancement District	http://csded.org
City of Pierre Municipal Airport	http://ci.pierre.sd.us/Department.aspx?id=2
EPA Septic Smart Educational Website	http://water.epa.gov/infrastructure/septic/septicsmart.cfm
Federal Emergency Management Agency (FEMA)	http://www.fema.gov/
Hughes County	http://www.hughescounty.org/
Pierre, City of, Website	http://ci.pierre.sd.us/
Pierre Chamber of Commerce	http://pierrechamber.com
Pierre Economic Development Corporation	http://www.pedco.biz/
South Dakota Home Page	http://sd.gov/
South Dakota Housing Development Authority	http://www.sdhda.org/
South Dakota Electrical Commission	http://dlr.sd.gov/bdcomm/electric/
South Dakota Plumbing Commission	http://dlr.sd.gov/bdcomm/plumbing/
South Dakota Office of Economic Development	http://www.sdreadytowork.com/
South Dakota Railroads	http://www.sddot.com/transportation/railroads/Default.aspx
South Dakota Department of Transportation	http://www.sddot.com/

Census Data Appendix Table A-1 (Pages 25-29)

People QuickFacts	Hughes Co.	Brookings Co.	Brown Co.	Minnehaha Co.	Pennington Co.	Hand County
Population, 2012 estimate	17,450	32,629	37,331	175,037	104,347	3,388
Population, 2010 (April 1) estimates base	17,022	31,965	36,531	169,471	100,948	3,431
Population, percent change, April 1, 2010 to July 1, 2012	2.5%	2.1%	2.2%	3.3%	3.4%	-1.3%
Population, 2010	17,022	31,965	36,531	169,468	100,948	3,431
Persons under 5 years, percent, 2012	6.8%	5.9%	6.8%	7.5%	7.1%	5.6%
Persons under 18 years, percent, 2012	23.2%	18.7%	23.0%	24.8%	24.2%	20.8%
Persons 65 years and over, percent, 2012	14.1%	10.0%	15.9%	11.6%	14.3%	25.5%
Female persons, percent, 2012	51.3%	48.7%	51.0%	50.0%	50.0%	50.0%
White alone, percent, 2012 (a)	85.2%	93.4%	92.8%	89.1%	84.1%	98.3%
Black or African American alone, percent, 2012 (a)	1.4%	1.2%	1.1%	4.2%	1.5%	0.1%
American Indian and Alaska Native alone, percent, 2012 (a)	10.4%	1.2%	3.2%	2.8%	9.7%	0.4%
Asian alone, percent, 2012 (a)	0.6%	2.8%	1.2%	1.6%	1.1%	0.3%
Native Hawaiian and Other Pacific Islander alone, percent, 2012 (a)	Z	0.1%	0.1%	0.1%	0.1%	0.1%
Two or More Races, percent, 2012	2.3%	1.3%	1.6%	2.2%	3.4%	0.8%
Hispanic or Latino, percent, 2012 (b)	2.7%	2.2%	1.8%	4.4%	4.3%	0.8%
White alone, not Hispanic or Latino, percent, 2012	83.5%	91.6%	91.3%	85.4%	81.1%	97.6%
Living in same house 1 year & over, percent, 2007-2011	80.4%	70.7%	87.9%	83.4%	79.0%	93.7%
Foreign born persons, percent, 2007-2011	1.3%	4.0%	1.1%	5.5%	2.1%	1.4%
Language other than English spoken at home, percent age 5+, 2007-2011	6.9%	6.5%	3.8%	9.4%	5.0%	2.0%
High school graduate or higher, percent of persons age 25+, 2007-2011	93.4%	92.4%	91.3%	90.8%	91.7%	87.1%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	34.9%	38.2%	25.0%	29.2%	27.7%	17.9%
Veterans, 2007-2011	1,424	1,860	2,688	12,494	11,726	301
Mean travel time to work (minutes), workers age 16+, 2007-2011	11.4	14	13.2	17.1	17.5	13.6

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People QuickFacts	Hughes Co.	Brookings Co.	Brown Co.	Minnehaha Co.	Pennington Co.	Hand County
Housing units, 2011	7,696	13,472	16,956	72,442	45,421	1,810
Homeownership rate, 2007-2011	69.6%	59.6%	69.8%	65.4%	66.1%	71.3%
Housing units in multi-unit structures, percent, 2007-2011	23.5%	29.2%	24.0%	27.0%	21.5%	9.1%
Median value of owner-occupied housing units, 2007-2011	\$145,400	\$138,500	\$123,100	\$147,600	\$153,700	\$82,200
Households, 2007-2011	7,102	11,597	15,201	66,238	40,306	1,555
Persons per household, 2007-2011	2.26	2.4	2.28	2.46	2.39	2.15
Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$29,628	\$22,036	\$24,671	\$26,714	\$26,451	\$23,595
Median household income, 2007-2011	\$58,082	\$46,101	\$47,327	\$52,758	\$48,378	\$44,375
Persons below poverty level, percent, 2007-2011	9.7%	18.8%	9.7%	10.3%	13.1%	14.0%
Business QuickFacts	Hughes Co.	Brookings Co.	Brown Co.	Minnehaha Co.	Pennington Co.	Hand County
Private nonfarm establishments, 2011	675	854	1,320	5,366	3,577	120
Private nonfarm employment, 2011	6,313	12,939	17,971	108,609	43,610	958
Private nonfarm employment, percent change, 2010-2011	-1.3%	-7.3%	0.9%	-0.5%	0.2%	-8.0%
Nonemployer establishments, 2011	1,464	1,965	2,692	12,375	7,594	318
Total number of firms, 2007	1,919	2,269	3,130	17,191	9,645	416
Black-owned firms, percent, 2007	F	F	F	S	F	F
American Indian- and Alaska Native-owned firms, percent, 2007	F	F	S	0.7%	3.3%	F
Asian-owned firms, percent, 2007	F	S	S	0.9%	0.3%	F
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	F	F	F	F	F
Hispanic-owned firms, percent, 2007	F	F	F	1.0%	1.0%	F
Women-owned firms, percent, 2007	22.7%	26.2%	19.0%	22.1%	23.1%	S
Manufacturers shipments, 2007 (\$1000)	0	2,265,746	D	3,518,804	678,329	0
Merchant wholesaler sales, 2007 (\$1000)	250,062	D	1,471,626	3,023,482	1,007,223	76,507
Retail sales, 2007 (\$1000)	262,349	338,220	692,230	3,823,826	1,967,791	30,290
Retail sales per capita, 2007	\$15,487	\$11,458	\$19,735	\$21,711	\$20,388	\$9,283

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Accommodation and food services sales, 2007 (\$1000)	35,077	53,179	74,059	389,913	286,549	2,747
Building permits, 2012	97	292	324	1,461	588	9
Geography QuickFacts	Hughes Co.	Brookings Co.	Brown Co.	Minnehaha Co.	Pennington Co.	Hand County
Land area in square miles, 2010	741.56	792.21	1,712.98	807.15	2,776.55	1,436.61
Persons per square mile, 2010	23	40.3	21.3	210	36.4	2.4
FIPS Code	65	11	13	99	103	59
Metropolitan or Micropolitan Statistical Area	Pierre, SD Micro Area	Brookings, SD Micro Area	Aberdeen, SD Micro Area	Sioux Falls, SD Metro Area	Rapid City, SD Metro Area	None

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

FN: Footnote on this item for this area in place of data

NA: Not available

D: Suppressed to avoid disclosure of confidential information

X: Not applicable

S: Suppressed; does not meet publication standards

Z: Value greater than zero but less than half unit of measure shown

F: Fewer than 100 firms

Source: US Census Bureau State & County QuickFacts

Hughes County Comprehensive Plan - 2014

People QuickFacts	Hughes Co.	Hyde County	Lyman County	Stanley County	Sully County	South Dakota
Population, 2012 estimate	17,450	1,437	3,789	2,969	1,427	833,354
Population, 2010 (April 1) estimates base	17,022	1,420	3,755	2,966	1,373	814,180
Population, percent change, April 1, 2010 to July 1, 2012	2.5%	1.2%	0.9%	0.1%	3.9%	2.4%
Population, 2010	17,022	1,420	3,755	2,966	1,373	814,180
Persons under 5 years, percent, 2012	6.8%	5.4%	7.6%	5.8%	5.3%	7.1%
Persons under 18 years, percent, 2012	23.2%	22.5%	28.9%	22.7%	20.7%	24.5%
Persons 65 years and over, percent, 2012	14.1%	22.4%	14.9%	16.4%	18.9%	14.7%
Female persons, percent, 2012	51.3%	48.9%	47.6%	48.7%	45.7%	49.8%
White alone, percent, 2012 (a)	85.2%	89.3%	57.7%	89.0%	95.6%	86.2%
Black or African American alone, percent, 2012 (a)	1.4%	0.4%	0.3%	0.6%	0.7%	1.7%
American Indian and Alaska Native alone, percent, 2012 (a)	10.4%	8.0%	39.1%	7.5%	1.5%	8.9%
Asian alone, percent, 2012 (a)	0.6%	0.3%	0.3%	0.3%	0.0%	1.1%
Native Hawaiian and Other Pacific Islander alone, percent, 2012 (a)	Z	0.1%	Z	0.0%	0.0%	0.1%
Two or More Races, percent, 2012	2.3%	1.9%	2.6%	2.6%	2.2%	2.1%
Hispanic or Latino, percent, 2012 (b)	2.7%	1.3%	1.2%	1.5%	1.1%	3.1%
White alone, not Hispanic or Latino, percent, 2012	83.5%	88.7%	57.4%	87.5%	94.7%	83.8%
Living in same house 1 year & over, percent, 2007-2011	80.4%	93.5%	90.5%	83.1%	90.3%	84.2%
Foreign born persons, percent, 2007-2011	1.3%	0.4%	0.5%	0.3%	1.2%	2.4%
Language other than English spoken at home, percent age 5+, 2007-2011	6.9%	2.0%	5.6%	2.1%	4.1%	6.7%
High school graduate or higher, percent of persons age 25+, 2007-2011	93.4%	86.6%	86.0%	90.9%	92.7%	89.8%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	34.9%	17.5%	19.2%	28.2%	28.5%	25.8%
Veterans, 2007-2011	1,424	138	397	207	105	71,125
Mean travel time to work (minutes), workers age 16+, 2007-2011	11.4	12.1	13.2	14.8	15.7	16.7

Hughes County Comprehensive Plan - 2014

People QuickFacts	Hughes Co.	Hyde County	Lyman County	Stanley County	Sully County	South Dakota
Housing units, 2011	7,696	698	1,712	1,387	843	366,540
Homeownership rate, 2007-2011	69.6%	77.4%	63.2%	79.9%	74.3%	68.7%
Housing units in multi-unit structures, percent, 2007-2011	23.5%	3.5%	7.5%	7.1%	5.8%	18.5%
Median value of owner-occupied housing units, 2007-2011	\$145,400	\$62,100	\$65,900	\$115,400	\$72,500	\$127,000
Households, 2007-2011	7,102	605	1,440	1,159	606	318,466
Persons per household, 2007-2011	2.26	2.3	2.59	2.51	2.28	2.43
Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$29,628	\$25,301	\$19,322	\$27,732	\$28,347	\$24,925
Median household income, 2007-2011	\$58,082	\$43,906	\$41,389	\$55,679	\$51,429	\$48,010
Persons below poverty level, percent, 2007-2011	9.7%	10.5%	17.7%	11.5%	7.2%	13.8%
Business QuickFacts	Hughes Co.	Hyde County	Lyman County	Stanley County	Sully County	South Dakota
Private nonfarm establishments, 2011	675	41	72	104	64	25,494
Private nonfarm employment, 2011	6,313	522	766	1,010	330	326,749
Private nonfarm employment, percent change, 2010-2011	-1.3%	1.6%	4.1%	-0.1%	2.5%	-0.7%
Nonemployer establishments, 2011	1,464	114	236	310	171	61,356
Total number of firms, 2007	1,919	117	579	301	283	76,997
Black-owned firms, percent, 2007	F	F	F	F	F	0.3%
American Indian- and Alaska Native-owned firms, percent, 2007	F	F	S	F	F	2.2%
Asian-owned firms, percent, 2007	F	F	F	F	F	0.6%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	F	F	F	F	0.0%
Hispanic-owned firms, percent, 2007	F	F	F	F	F	0.8%
Women-owned firms, percent, 2007	22.7%	S	S	S	S	22.2%
Manufacturers shipments, 2007 (\$1000)	0	0	0	0	0	13,051,128
Merchant wholesaler sales, 2007 (\$1000)	250,062	0	D	D	D	11,400,476

Hughes County Comprehensive Plan - 2014

Retail sales, 2007 (\$1000)	262,349	37,513	69,000	30,697	31,341	12,266,218
Retail sales per capita, 2007	\$15,487	\$26,123	\$17,779	\$10,975	\$22,180	\$15,390
Accommodation and food services sales, 2007 (\$1000)	35,077	D	15,937	5,356	2,027	1,622,751
Building permits, 2012	97	0	7	15	12	4,178

Geography QuickFacts	Hughes Co.	Hyde County	Lyman County	Stanley County	Sully County	South Dakota
Land area in square miles, 2010	741.56	860.52	1,641.94	1,444.43	1,006.82	75,811.00
Persons per square mile, 2010	23	1.7	2.3	2.1	1.4	10.7
FIPS Code	65	69	85	117	119	46
Metropolitan or Micropolitan Statistical Area	Pierre, SD Micro Area	None	None	Pierre, SD Micro Area	None	

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

FN: Footnote on this item for this area in place of data

NA: Not available

D: Suppressed to avoid disclosure of confidential information

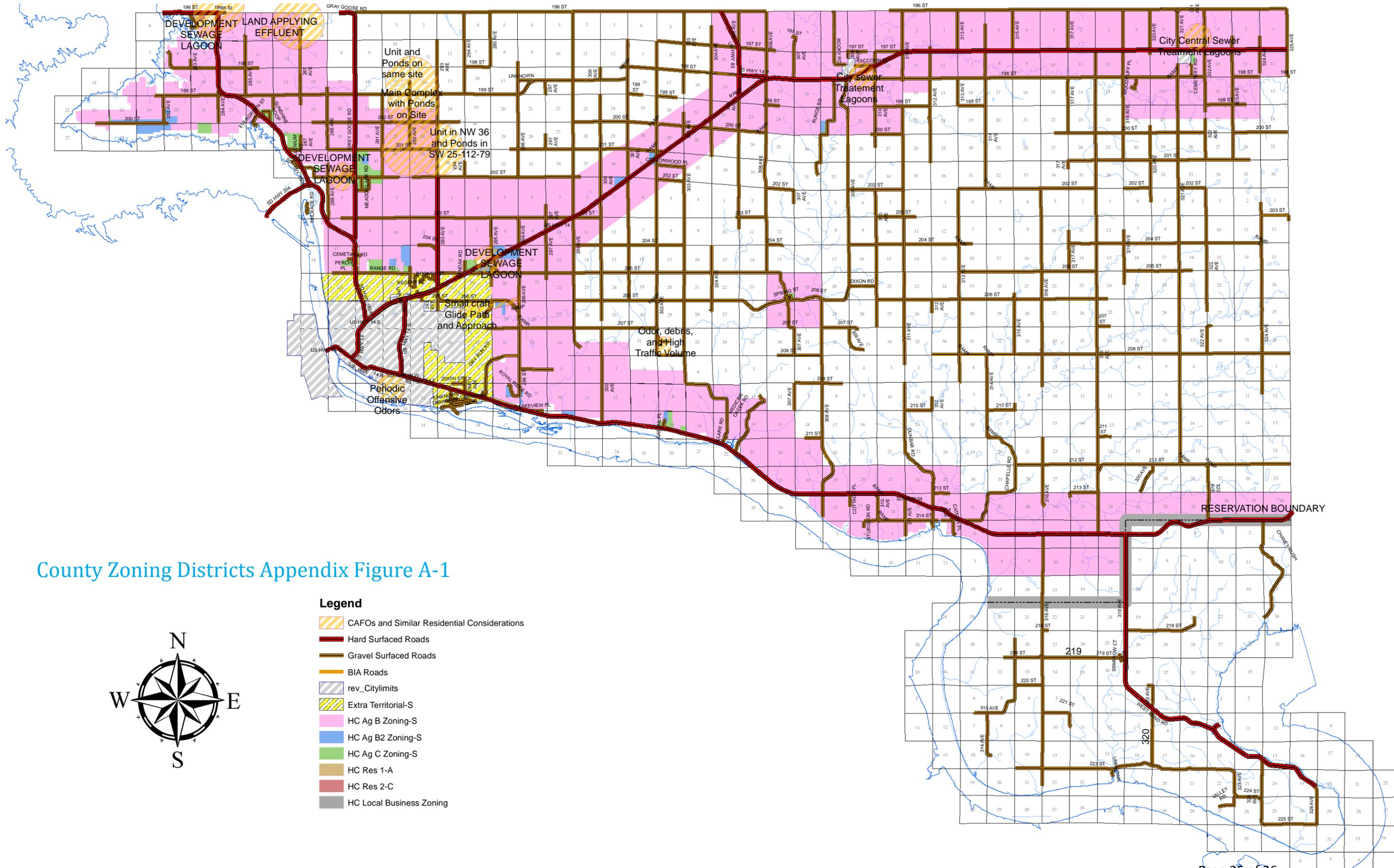
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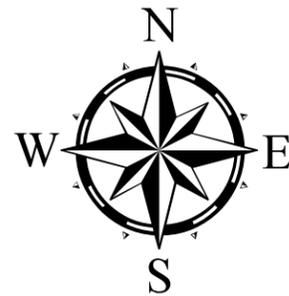
Source: US Census Bureau State & County QuickFacts

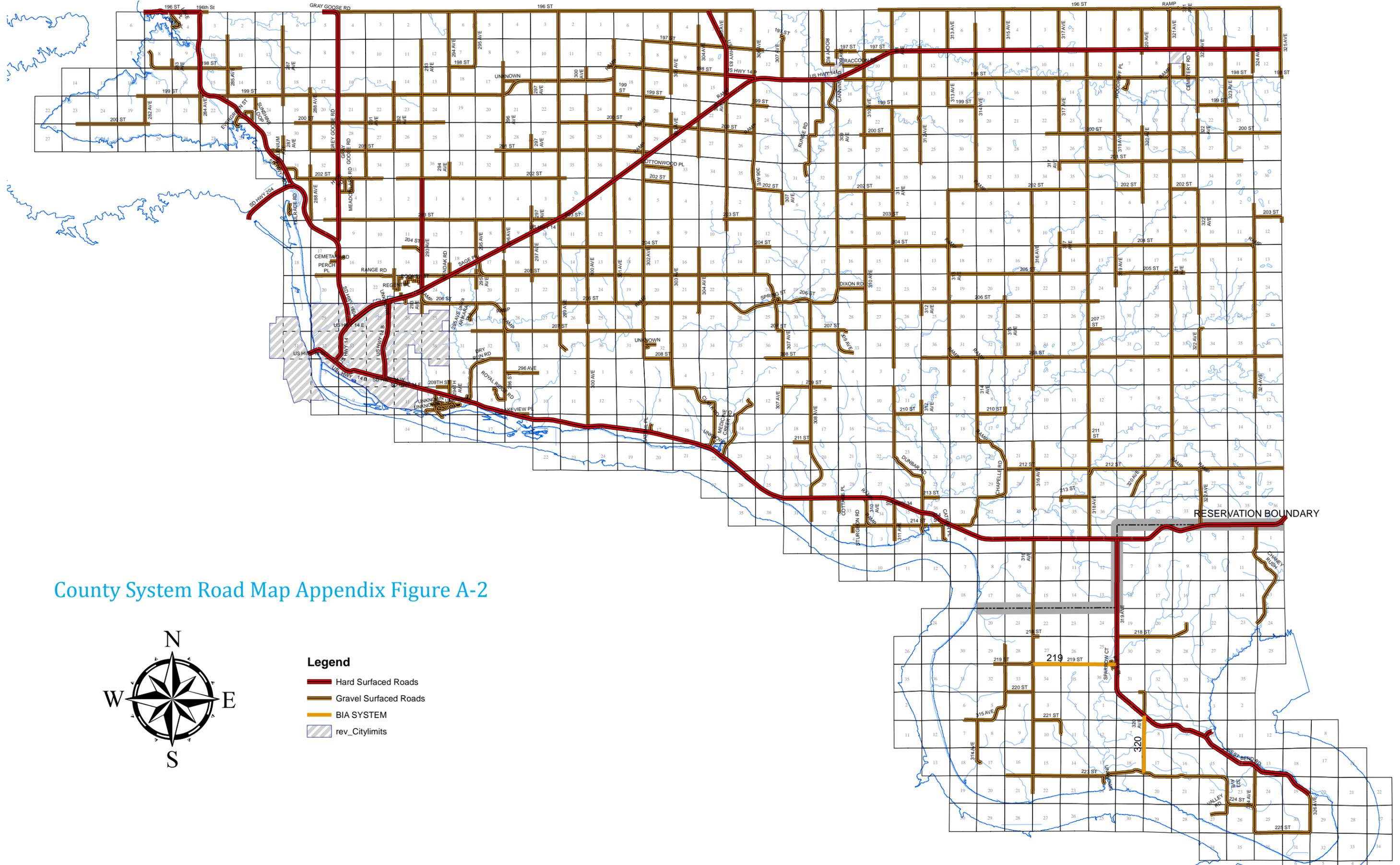


County Zoning Districts Appendix Figure A-1

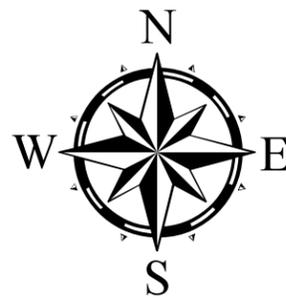
Legend

-  CAFOs and Similar Residential Considerations
-  Hard Surfaced Roads
-  Gravel Surfaced Roads
-  BIA Roads
-  rev_Citylimits
-  Extra Territorial-S
-  HC Ag B Zoning-S
-  HC Ag B2 Zoning-S
-  HC Ag C Zoning-S
-  HC Res 1-A
-  HC Res 2-C
-  HC Local Business Zoning





County System Road Map Appendix Figure A-2



Legend

- Hard Surfaced Roads
- Gravel Surfaced Roads
- BIA SYSTEM
- rev_Citylimits