

# City of Mobridge



## Comprehensive Plan

**Adopted: September 10, 2019**

**Effective: October 08, 2019**

Prepared under the direction of the Mobridge City Council and the Mobridge Planning and Zoning Commission.

By  
Northeast Council of Governments  
Aberdeen, SD

## ADOPTION PROCESS

<b>Date:</b>	<b>Action:</b>
8/7/2019	Notice of Planning Commission Public Hearing Published
8/21/2019	Planning Commission Public Hearing and recommends adoption of plan
8/28/2019	Notice of City Council Public Hearing Published
9/10/2019	City Council Public Hearing and Plan Approved By Resolution
9/18/2019	City Council Public Hearing Minutes Published
9/18/2019	Resolution of Adoption Published
9/18/2019	Notice of Adoption Published
10/8/2019	Comprehensive Plan Effective Date (20 days after publication)

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## **ACKNOWLEDGEMENTS**

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

### **City Council**

Mayor: Gene Cox

City Administrator: Christine Goldsmith

Finance Officer: Heather Beck

Council Members: Thomas O'Connell, Curtis Reichert, Tony Yellow Boy, Jeff Laundreaux, Randy Carlson, Jade Mound

Planning & Zoning Commission: Tom Singer, Liz Ford, Ron Landis, Ken Rossow, Lillian Wientjes

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

The Northeast Council of Governments assumes no responsibility for the contents of the Comprehensive Plan. Implementation and enforcement of the Plan is the responsibility of the Mobridge City Council.

**RESOLUTION #XX-XX**

**A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF  
MOBRIDGE, AS PROVIDED FOR IN SDCL 11-6-16**

**Whereas**, Chapter 11-6-14 of South Dakota Codified Law has empowered the Planning Commission and City Council of Mobridge to prepare a Comprehensive Plan for the development of the City and the surrounding area; and

**Whereas**, the Mobridge Planning Commission has developed a Comprehensive Plan for the years 2019-2039, and has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the City Council; and

**Whereas**, the Mobridge City Council received the recommendation of the Planning Commission and has held the required Public Hearing; and

**Whereas**, the adoption of the Comprehensive Plan would enhance the responsible development of Mobridge and the surrounding area.

**Now therefore**, be it resolved by the Mobridge City Council, that the Comprehensive Plan for the City for the years 2019-2039 be hereby adopted and effective upon 20 days after publication of this resolution.

Adopted this 10<sup>th</sup> day of September, 2019.

Publication Date: September 18, 2019

Effective Date: October 8, 2019

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SIGNED:  
Gene Cox  
Mayor, City of Mobridge

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ATTEST:  
Heather Beck  
Finance Officer, City of Mobridge

**PART I  
PURPOSE, AUTHORIZATION AND ADOPTION**

**A. 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 city 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 zoning and the capital improvements program, and other enforcement controls.

**B. Authorization Under State Law**

Under 11-6-14 of South Dakota Codified Laws, the planning commission of a municipality is directed to “*propose a plan for the physical development of the municipality... [to] include the general location, character, layout, and extent of community centers and neighborhood units...*”.

**C. Development and Adoption**

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

**D. Area of Planning Jurisdiction**

The City of Mobridge shall, under South Dakota statutes, have the authority to control development within the corporate limits of Mobridge and if adopted up to a three-mile area of jurisdiction around the City, only within the County of Walworth, as shown on the Official Zoning Map.

## **E. Appropriate Use of the Comprehensive Plan**

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

## **PART II INTRODUCTION**

Change is a constant that will affect every individual throughout his or her life. Individuals need to make plans, which will accommodate the changes they will encounter in the future. A plan can provide valuable insight into the possible solutions to the problems, which typically accompany change. Planning for change is not limited to individuals. It also applies to communities. The development of a quality community does not occur haphazardly or without insight to a plan for expansion. For without a well-prescribed plan for future expansion, community leaders will be left unguided to make decisions, which could impact the community's ability to progressively develop.

This comprehensive land use plan is comprised of common characteristics. The first characteristic is that it is long term in nature. Hopefully, this plan will assist in the shaping of Mobridge's future by providing the means necessary to attain a prescribed future. Second, this plan is comprehensive. It will be directed toward the entire community with an emphasis on the functions and services provided by the city. Third, it is a guide to the physical development of the community. It addresses the why, how, where, and when to develop various areas of the community. Finally, this plan is a statement of policy that will guide the decisions made by the City Planning and Zoning Commission, City Council and various other municipal officials. This document offers a prescription, which will assist in answering future questions concerning budgeting, capital improvements, and zoning.

Mobridge made the decision to develop a comprehensive land use plan in support of the communities zoning ordinance, which would apply land use guidelines to the area within and outside its defined corporate limits. To accomplish this task, the planning commission developed this plan as part of its responsibilities. The City Council requested the Northeast Council of Governments to provide assistance to the Planning and Zoning Commission in their endeavors.

### **Scope of Report**

There are many individual land use activities within Mobridge. Some are quite small, such as individual residences. Likewise, others are quite large, such as commercial and industrial areas. The common denominator for all land use activities in Mobridge is the amount of land area needed to support a particular land use activity. Mobridge is partially landlocked to the West and the South by the Missouri River. This restricts the amount of land available into which the city can be projected to grow.

The prime objective of this study is to identify where and how this growth can best take place. This required the review of existing land uses and the identification of opportunities and constraints that will affect future land development.

The development of a community vision and land use planning policies was required to establish the basis on which future development could take place. By integrating the community's vision and growth objectives with the available resources, a preferred direction and pattern for future development was determined, and thus, became the basis for the recommendations for future land use as presented in this report.

## **The City of Mobridge's Vision**

We the residents of Mobridge, have a vision of our city. We believe we can shape our destiny if we can agree on goals, and cooperate to achieve them.

We see our community as safe, economically strong, blessed with clean air and recreational opportunities for visitors and ourselves. We favor small city values, with emphasis on the family. We have great respect for our environment. We care about our neighbors. These are the qualities of life that we intend to preserve, nurture and enhance as times and conditions change.

We recognize that change is constant and, if poorly managed, can destroy the very qualities of life we wish to preserve. This vision statement has been developed to help guide policy-makers; concerned citizen groups, property owners, and entrepreneurs toward ends the community has agreed are desirable.

Mobridge should be a growing prosperous community in which its citizens enjoy:

- Quality and diverse employment to provide income security and jobs that allow retention of a variety of youth who wish to remain here.
- A government that is financially sound and able to satisfy the needs and desires of a growing community; i.e., streets, utilities, parks, recreation facilities, and community centers.
- A quality of life which provides respect, understanding, and opportunity for all citizens, especially the youth, elderly, handicapped, and the poor.
- An expanded commercial and industrial community which provides diverse employment opportunities as well as the opportunity to purchase the basic core needs for everyday living.
- A community which provides a wide variety of housing to meet the needs of all its citizens.
- Community services and systems to assure that all individuals achieve and maintain their best level of health and independence to enable them to lead a vital, productive life.

- Through the utilization of our many resources and the strengths and diversity of our people, we hope to attain a community that continues to evolve to enhance the quality of life for all.

## **Implementation**

The comprehensive land use plan for the City of Mobridge has been designed to provide guidance for future growth for ten to twenty years. With any plan of this nature, it needs to be reviewed periodically to ensure that conditions and circumstances affecting development are occurring as originally anticipated.

It should be noted that the completion of a comprehensive land use plan is only the first step in the implementation of a planning program. The plan itself is merely a guide for achieving an orderly and attractive community. The city will need to take a number of steps in order for the plan to be successful. The first is the identification and prioritization of public improvements required to support and serve the future development areas. Second, is the adoption or modification of applicable regulatory ordinances to ensure that the objectives embodied in the plan are adhered to as future parcels and tracts of land are developed. Finally, the Mobridge Planning and Zoning Commission should continue to review all matters affecting physical development and remain active in promoting the plan with other planning agencies in the area.

The Mobridge Planning and Zoning Commission recommends that this document be reviewed regularly and that a comprehensive update to this plan occur in ten to twenty years or as deemed necessary by the Mobridge Planning and Zoning Commission.

## **Land Use Planning Policies**

Generally, a comprehensive land use plan will utilize written policies to paint a picture of how a community should look in 10 to 20 years. An initial step in the development of a comprehensive land use plan is that of establishing land use planning policies. The following are the major goals and objectives, which have an application to the development of the comprehensive land use plan for Mobridge. For this analysis a “goal” is defined as a desired end-state which is not necessarily quantifiable. An “objective” is a more specific component of a goal, which is usually quantifiable. An objective generally measures progress toward a goal.

### **General Community Goals:**

**The following general community goals are intended to result in the type of future living and working conditions desired by the citizens in Mobridge and immediate surrounding area.**

- To preserve and enhance the existing character that defines Mobridge' s quality of life by promoting the positive image of the community as a safe and secure place to live, work, and visit.
- To promote the economic growth and social development of the community and the surrounding area as a partner in cooperation with the private sector.
- Identify and provide for the orderly arrangement of growth objectives of the city and other governmental units and agencies within the region and coordinate when possible.
- To promote cooperation and coordination between the City and the County in the development of land and utilities within three miles of Mobridge's corporate limits.
- To provide ample opportunities for public participation at all stages of the planning and implementation process, including public hearings, rezoning notices, and public awareness campaigns.
- Continue an active program that will maintain and enhance the community's ability to implement the comprehensive land use plan while retaining flexibility within the planning and zoning process so as to readily cope with changing social and economic conditions.

### **Land Use Goals:**

**Establish land use patterns which will promote and protect the health, safety and welfare of area residents and will enhance the economy, convenience and general appearance of the community by guiding physical developments through the comprehensive planning process, thus minimizing land use conflicts.**

### **Objectives:**

- Encourage new development to locate within existing city limits.
- Provide suitable transition zones between low-density residential areas and more intensive non-residential uses.
- Encourage the use of fences and additional setbacks as a transition from Commercial to residential areas.
- Maintain an adequate supply of development land within the city all times.
- Encourage compact, contiguous growth along the city's fringe.

- Establish land use patterns that will discourage leapfrog development on land, which cannot be economically provided with public services and facilities.
- Encourage annexation of the land adjacent to the city's corporate limits prior to development.
- Require that properties served by public utilities be located within the City.
- Preclude the development of stream corridors, the aquifer, natural floodplains, and drainage ways and other significant natural areas, which are unsuitable for construction.
- Require that new development to be compatible with existing development.
- Protect and enhance property values by precluding development which may have a negative impact on the value of the developing and adjacent properties.

### **Residential Use Goals:**

**Encourage a high quality of residential living environment, which promotes safety, privacy and sociability for all citizens living at various socio-economic levels within the city.**

#### Objectives:

- Promote the planning, design, and construction of a variety of residential densities and housing types distributed appropriately throughout the city accommodating all income levels and age groups.
- Integrate parks and open space areas into residential neighbors where feasible.
- Discourage scattered residential developments.
- Encourage the maintenance of existing sound housing units and the replacement of substandard housing units.
- Protect and enhance residential property values by precluding development, which may have a negative impact on the value of the developing and adjacent residential properties.

### **Commercial Use Goals:**

**To locate the areas of commercial development within the context of the overall plan so that it is economically feasible to operate a business and provide goods and services in clean, attractive, safe, and convenient manner.**

- Objectives:
- Encourage the retention and strengthening of the central business district as a commercial center and promote future retail growth within this commercial area.
- Strategically maintain and promote the construction of well-designed clusters, but allow strip commercial development with careful regard to safety, attractiveness and public interest.

### **Industrial Use Goals:**

**Promote and encourage diversified industrial development at appropriate location within the area in order to provide a stable economic, which will facilitate growth.**

Objectives:

- Plan for the future development of industrial areas based on expected community growth.
- Encourage the establishment of industrial parks, designed with adequate service roads, and necessary primary and supporting facilities.
- Promote economic stability by encouraging diversification of area industries.

### **Transportation Use Goals:**

**To provide a convenient, efficient, safe, and economical system of transportation throughout the city and the study area.**

Objectives:

- Plan and provide an integrated street and highway system that is planned, designed, developed, and maintained consistent with city's existing and anticipated future land use patterns and activities.
- Provide an efficient, integrated system of roads for the safe, direct, and convenient movement of persons and goods.
- Limit through traffic on local streets within established neighborhoods.
- Provide a system for pedestrians and bicycles that is planned, designed, developed, and maintained to ensure safe access and movement from

residential neighborhoods to schools, commercial centers, and recreational areas.

- Promote safe and efficient movement of traffic by limiting access to arterial and major streets from private property.
- Develop sufficient parking to meet existing and future demands.
- Classify major streets and highways according to function and establish design standards for various street classifications.
- Where conditions permit, the thoroughfare system should have adequate landscape treatment to maintain the appearance of the community and reduce the undesirable impact of heavy traffic on abutting private property.
- Provide adequate visibility at intersections and driveways by ensuring structures, fences, trees, and bushes do not obstruct the view of intersecting traffic.
- Secure sufficient rights-of-way to accommodate the city's future major arterial street system and pedestrian access to future walking and trail systems.

### **Public Utility and Human Service Use Goals:**

**To provide public utilities and services consistent with current and projected future needs.**

Objectives:

- Plan for public facilities – (schools etc.) sites in advance of new residential development insuring ample, uncrowded facilities at a reasonable cost.
- Encourage libraries and community cultural facilities to expand as necessary to adequately serve the needs of the population.
- Plan for continued development of police and fire protection throughout the city.
- Employ an area-wide approach in planning utility and drainage systems, which utilize and preserve natural drainage systems to the greatest extent possible.
- Utilize water and sewer line extensions from existing systems to structure growth and development in an orderly fashion.
- Plan, with existing utility providers, for adequate public services and facilities outside the corporate limits that will meet future utility needs.

- Encourage county-approved developments within the study area to require utilities compatible with city requirements.
- Provide for adequate refuse disposal.

### **Park and Recreation Goals:**

**To plan and construct park and recreation facilities that are responsive to the needs and values of the citizens of Mobridge.**

Objectives:

- Provide park and recreation areas, which are convenient to users and are maintained at a uniformly high standard which enhance the character and quality of such areas.
- Encourage development of neighborhood parks, larger public parks, and recreational facilities by securing suitable park sites within designated growth areas.
- Coordinate and integrate pedestrian and bicycle ways with parks and recreation areas.
- Provide for the preservation of open spaces wherever possible.
- Encourage the establishment of parks adjacent to and in conjunction with any new public schools to make the best use of public funds to develop appropriate joint-use park-school amenities.

### **PART III: DESCRIPTION OF THE STUDY AREA**

Mobridge is located in Walworth County in north central South Dakota. Mobridge is the largest community in Walworth County and has the largest population for nearly 100 miles in all directions. This makes Mobridge a regional hub for many goods and services. The City is situated next to the Missouri River on US Highway 12 which runs through the City.

As of the 2010 Census, there were 3,465 people, 1,514 households, and 898 family households residing in the city. There were 1,727 housing units with 1,514 occupied. The primary racial makeup of the city was 75.7% White, 20.5% Native American, and 3.1% from two or more races. 0.8% of the population was Hispanic or Latino of any race.

There were 1,514 occupied housing units, out of which 24.3% had children under the age of 18 living with them, 43.5% were married couples living together, 11.2% had a female householder with no husband present, and 40.7% were non-families. The average household size was 2.22 and the average family size was 2.86.

The 2017 American Community Survey Census lists the median household income for the City at \$43,243. The per capita income for the city was \$29,813. About 10.1% of the population was considered living below the poverty line. For the population under age 18 it is 5.6% and 19.5% for those who were 65 or older.

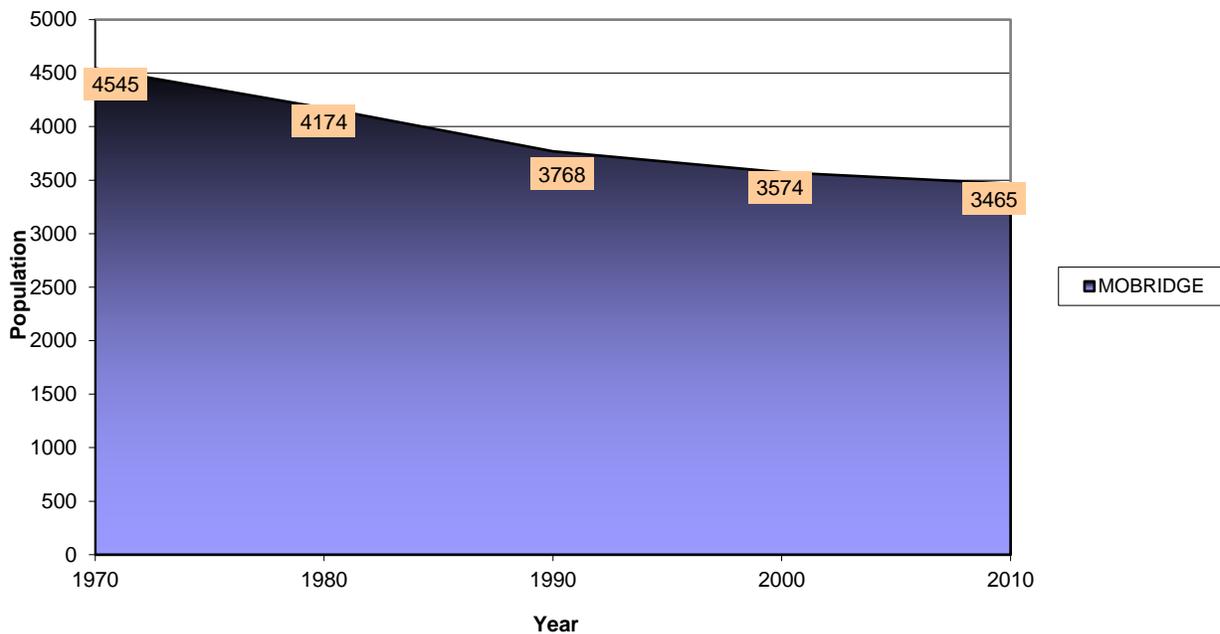
## PART IV: POPULATION AND HOUSING

### A. Population

The study of a community's population is an essential component in the development of a comprehensive land use plan. By understanding the makeup of its population, a community is then better prepared to plan for the future needs of its citizenry. The first section examines the population of Mobridge with respect to such factors as population growth, migration trends and age structure. The analysis of these trends and patterns will make possible a realistic population projection for the City of Mobridge.

The population of the city is 3,465 (2010 Census). Chart 1 displays information on the population trends of Mobridge from 1970 to 2010. Mobridge has decreased in population by nearly twenty four (23.8) percent since 1970 (1,080 persons). Although the City has seen decreased population the declines have been smaller recently and based on 2017 census population estimates the city has increased population to 3,520 or (55 persons).

**CHART 1  
POPULATION TRENDS FOR THE CITY OF MOBRIDGE  
1970-2010**

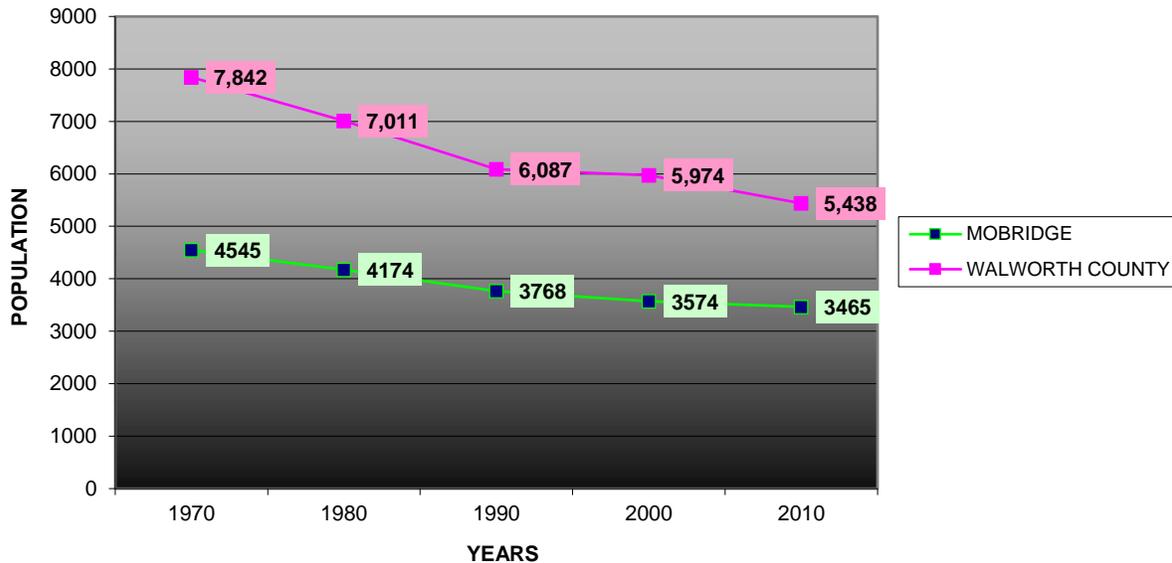


*Sources for Chart 1 – US Bureau of Census of the Population 1970, 1980, 1990, 2000, and 2010.*

Chart 2 and Table 1 show Mobridge's relationship to the population of Walworth County and the other communities within Walworth County. Chart 2 indicates that the City of Mobridge mirrored the population trends of Walworth County in the decades between

1970 and 2010. Table 1 further shows that between 2000 and 2010 every community, with the exception of Akaska, experienced population decreases.

**CHART 2  
CITY OF MOBRIDGE AND WALWORTH COUNTY  
POPULATION TRENDS  
1970-2010**



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

**TABLE 1  
WALWORTH COUNTY POPULATION ANALYSIS  
MOBRIDGE, OTHER COMMUNITIES, AND RURAL AREA PROPORTIONS**

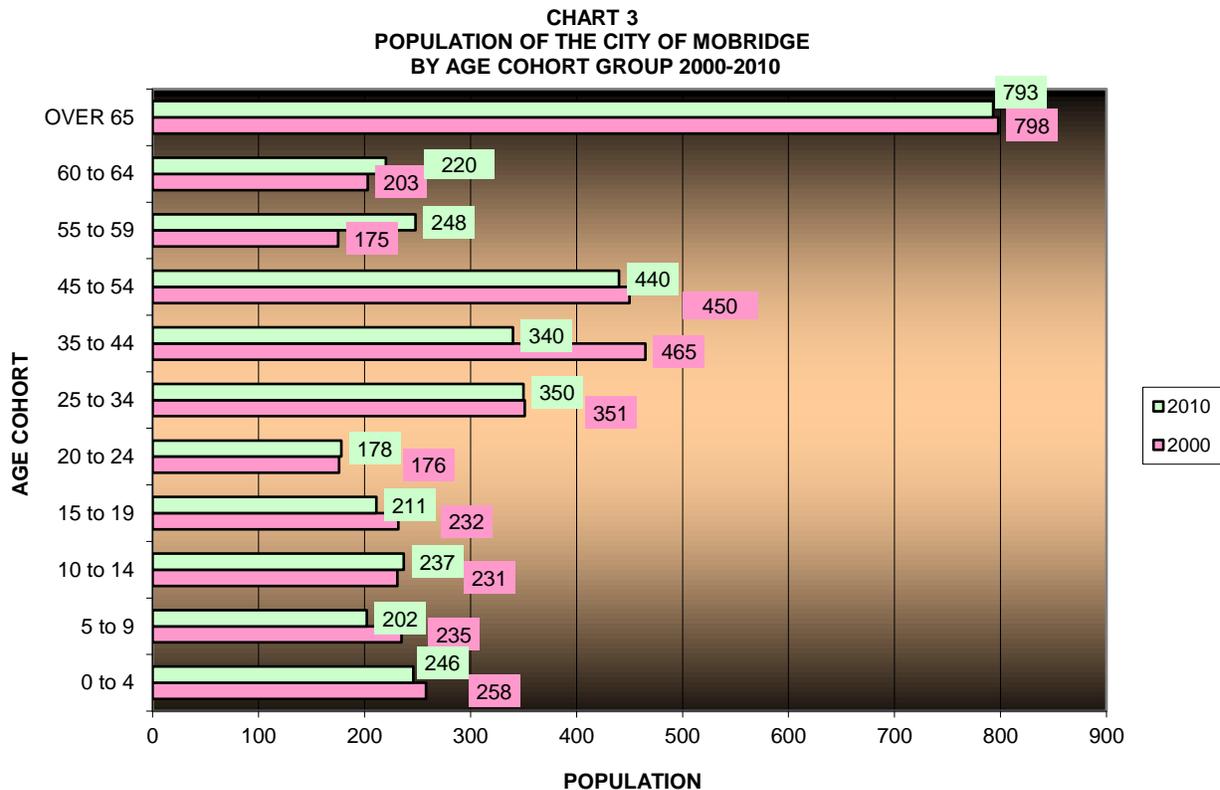
	Population 2000	Proportion of Walworth County 2000	Population 2010	Proportion of Walworth County 2010	Change in Proportion 2000-2010
<b>Akaska</b>	31	0.5%	42	0.8%	0.3%
<b>Glenham</b>	139	2.3%	105	1.9%	-0.4%
<b>Java</b>	197	3.3%	129	2.4%	-0.9%
<b>Lowry</b>	10	0.2%	6	0.1%	-0.1%
<b>Mobridge</b>	<b>3,574</b>	<b>59.8%</b>	<b>3,465</b>	<b>63.7%</b>	<b>3.9%</b>
<b>Selby</b>	736	12.3%	642	11.8%	-0.5%
<b>Rural</b>	1,287	21.5%	1,049	19.3%	-2.3%
<b>Total</b>	5,974		5,438		

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

Between 2000 and 2010, Mobridge experienced an increase of 3.9 percentage points in its respective proportion of Walworth County’s population. As the population of

Walworth County has followed a similar trajectory to that of the Mobridge population the proportion of the County population is estimated to remain at a similar or slightly higher percentage in the future.

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



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

Between 2000 and 2010, the number of Mobridge’s children age 0 to 14 decreased by 6 percent (49 individuals) from 734 to 685. For children of this age one statistic to look at is the county fertility ratio. Upon examination of the fertility ratio, (the number of children under the age of five compared to the number of women in their childbearing years, ages 15 to 44) one can see Mobridge’s potential birthrate. The fertility ratio in 2010 was 4.53 births per 10 women ages 15 to 44 in 2010 compared to 4.15 births per 10 women in their childbearing years in 2000. The data shows that there were fewer women in their childbearing years in 2010 as opposed to 2000 however those women were proportionally having more children. Despite the increase in fertility rate, the number of individuals age 0 to 14 actually decreased by 49 individuals.

Numerous push-pull factors led to a complicated decrease in individuals between the ages of 20 and 44. The City of Mobridge continues to serve as the primary job center

for Walworth County, however from a regional perspective this age group may be pulled to a larger regional hub. Another potential contributing factor is the lack of post-secondary educational options in Mobridge. Generally post-secondary institutions attract residents in their early to mid-twenties, it can be expected that many graduates leave Mobridge after high school graduation. The City experienced a decrease in seven of the eleven age groups in Chart 3. The primary age group that experienced a decrease was the 35 to 44 year olds. This group decreased thirty six (36) percent from 465 to 340.

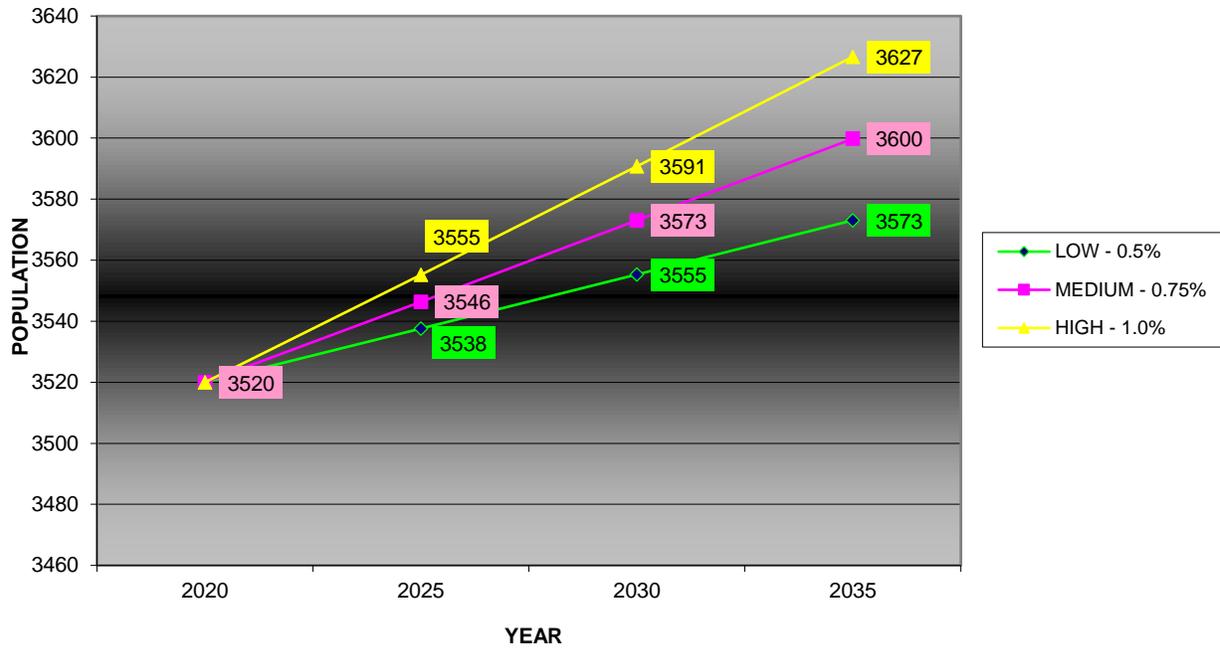
The population of 45 to 64 year olds increased over the past decade. This speaks to the ability of the city to attract and retain those individuals approaching the final years of their work career. This also reflects the aging of rural communities nationally. This cohort includes baby-boom and baby bust era individuals. The population of individuals between the ages of 45 and 64 increased by nearly ten (9.6) percent (80 individuals) from 828 to 908 between 2000 and 2010. The largest increase was amongst the 55 to 59 year old age group (73 individuals) which accounted for a forty-two (41.7) percent increase.

The population of individuals over the age of 65 remained nearly the same over the past decade. The national trend of people living longer due to advances in the medical field affects this. Mobridge has a regional hospital and an assisted living facility that allow residents to remain in the community and also attracts residents from the region where these facilities do not exist. The overall population of residents in Mobridge over the age of 65 decreased by five (5 individuals) between 2000 and 2010.

Chart 4 exhibits population projections for Mobridge. The population projections were based on regression analysis. Mobridge's low, medium, and high growth calculations were based upon projections of annual expansion levels of 0.5%, 0.75%, and 1% respectively.

It is important to take into consideration that these population projections were based on recent decennial census and census population projection numbers as well as local observations. It should be noted that the population projections set forth here are not definite statements of the future but are dependent upon the actions taken by the local citizens and government.

**CHART 4  
POPULATION TRENDS FOR THE CITY OF MOBRIDGE  
2020-2035**



**B. Housing**

The number of housing units in Mobridge decreased slightly between 2000 and 2010 as shown in Table 2. The City had eighty one (81) less housing unit then it did ten years earlier. The City housing stock is comprised mostly of single-family residences.

**TABLE 2  
WALWORTH COUNTY HOUSING ANALYSIS**

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

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

In 2015 an analysis of overall housing needs was conducted for Mobridge and its market area by Community Partners Research, Inc. This detailed report provided background on past, current and future housing conditions. Future housing policy and potential development should take into consideration this study prior to final decisions being made.

A few findings and recommendations from this report include:

- Over the past 15 years from 2000 to 2014, 72 new housing units have been constructed in Mobridge, based on building permit issuance and U.S. Census information. Sixty of these units are single family homes and 12 units are town homes.
- From 2000 to 2007, the City averaged approximately four to five new housing units per year. After 2007, the City has averaged three to four new units per year from 2007 to 2013. Many cities in South Dakota had a significant reduction in new housing construction from 2007 to 2014, however, Mobridge's new housing construction has remained relatively consistent since 2000.
- Be realistic in expectations for housing development - Large-scale residential growth has not occurred in the recent past and is not likely to occur in the near future. The scale of activities proposed for the future should be comparable with the area's potential for growth.

#### Rental Housing Development

- From 2000 to 2014, only 12 rental units were constructed in Mobridge. The Mobridge Housing and Redevelopment Commission constructed eight two bedroom rental units in 2004 and four three-bedroom rental units in 2008.
- Recommend the development of the following new rental units over the next five years from 2015 to 2020.
  - General Occupancy Market Rate 20-24 units
  - Subsidized 12-14 units
  - Affordable/Conversions 10-12 units
  - Senior With Services 22-26 units
  - Total 64-76 units

#### Single Family Housing Development

- Findings: Based on City and Census Bureau reports, Mobridge has experienced some single family housing development from 2000 to 2014. Over the past 15 years, approximately 60 single family owner-occupied units have been constructed in Mobridge. This is an average of four owner-occupied units constructed annually in Mobridge. There has also been some additional single family housing construction outside of the city limits in Walworth County over the past 15 years.
- The new home construction in Mobridge has been relatively consistent over the past 15 years. Eleven single family homes were constructed in 2004, which was the peak construction year.

- It is our opinion that if the City, housing agencies, economic development agencies, private contractors and builders are proactive, six to nine homes can be constructed or moved into Mobridge annually from 2015 to 2020.
- The breakdown of our projection of six to nine new owner occupied housing units annually over the next five years is as follows:
  - Higher and Median priced homes 2-3
  - Affordable Homes 2-3
  - Twin homes/Town homes 2-3
  - Total 6-9

#### Lot Availability and Development

- Findings: As part of this Study, we attempted to identify the inventory of available residential lots for single family housing construction in the City of Mobridge. Currently, we are estimating that there are approximately 25 lots available in the City of Mobridge.
- There are also developers that own land and have the capacity to develop lots if there is a demand and a market for additional lots.
- There are also miscellaneous infill lots scattered around the city that we did not attempt to count. We do not know the availability of some of these infill lots. Also, additional dilapidated houses will be acquired and demolished over the next five years. Some of the cleared lots may be sites for new construction.
- Recommendation: We use a standard that a 2 ½ year supply of lots should be available in the marketplace based on annual lot usage. With projections that six to nine new owner-occupied housing units will be constructed per year, the City should have approximately 15 to 23 residential lots available to meet the expected demand. Part of this demand would be for attached unit construction.
- With approximately 25 available lots, plus infill lots, the City currently has an adequate number of lots. However, if houses are constructed at the pace that is projected, additional lots will be needed within three years.

Between 2013 and 2018 there were 16 new residences and 19 new commercial buildings constructed in the City. New residences outside city limits were constructed at about 50% of the rate of inside city limits. Residential construction is expected to continue at a pace consistent with recent trends. Since 2016, Mobridge has also issued 184 building permits that were used for home remodels and home repairs. Residential development and improvements are often related to regional economic conditions, mortgage interest rates, zoning requirements and/or lack of supply of developable lots. Based upon the future land use policies within this plan, it is anticipated that city residents will have available options within the city to develop housing.

## **PART V: INFRASTRUCTURE**

### **A. Transportation**

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

#### **Street Classification and Design Standards**

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

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

**Arterial Streets** – Serve as primary circulation routes. These streets generally carry the majority of traffic volume within the city. Their basic function is to facilitate movement of medium and long distance, high-speed traffic between regions outside, and sub-areas within the city with a minimum of impediments. Since arterial streets serve for traffic movement between regions and sub-areas, all direct access to abutting property should be restricted. Further, parallel service roads should be added, where appropriate, to maintain traffic carrying capabilities of the thoroughfare. US Highway 12 and SD Hwy 1804 are considered arterial streets.

**Collector Streets** – Form an intermediate category between arterial and local streets. Collectors serve as a link between arterial and local streets by “collecting” traffic from local streets and transferring it to arterial streets. Establishing and properly maintaining collector routes may avoid unwanted and unnecessary traffic on residential streets. Collector streets may further be classified into major and minor collector categories. Main Street, 12<sup>th</sup> Street, 7<sup>th</sup> Street, 3<sup>rd</sup> Street and 7<sup>th</sup> Avenue are considered collectors within the developed portion of Mobridge.

**Local streets** – Primarily provide access to abutting properties and traffic within neighborhoods. They are not designed to carry large amounts of through traffic and are primarily characterized by short trip length and low traffic flow. Most streets in Mobridge are considered local streets.

**Alleys** – provide access to rear lots of property and right-of-way or easements for the placement of various utilities. Due to their design, alleys are not designed to carry through traffic.

**City Street System**

Mobridge’s street system is generally laid in a rectilinear grid system. Local ordinance 9-11-1 states that any public street, avenue, boulevard or other public right of way, except for public alleys, shall provide for such right of way to be not less than 66 feet in width. Public alleys at the rear of platted lots shall be not less than 20 feet in width. The majority of the traffic within Mobridge travels US Highway 12 and SD Hwy 1804, and Main Street. Nearly all of the streets are paved and all are in generally good repair.

Presently, Mobridge maintains the existing streets from the General Fund supplemented by the annual front footage assessment. The Street Superintendent reviews the condition of existing streets on an annual basis. Improvements to the transportation system are identified and prioritized according to need and ability to complete the necessary improvements. The paved streets within the system are generally scheduled to be resealed on a three to five-year rotation basis.

Streets and roads are the most efficient when their design and construction coincide with the intended function they are to fulfill. The importance of uniform design standards for street systems cannot be over emphasized. This is because street systems are affected by hazardous road conditions and traffic volume capacity when standards are not developed and maintained. Suggested design requirements for Mobridge’s street system are provided in Table 3.

These standards are generalized and allow for some adjustment in view of local conditions and engineering feasibility at the time of construction.

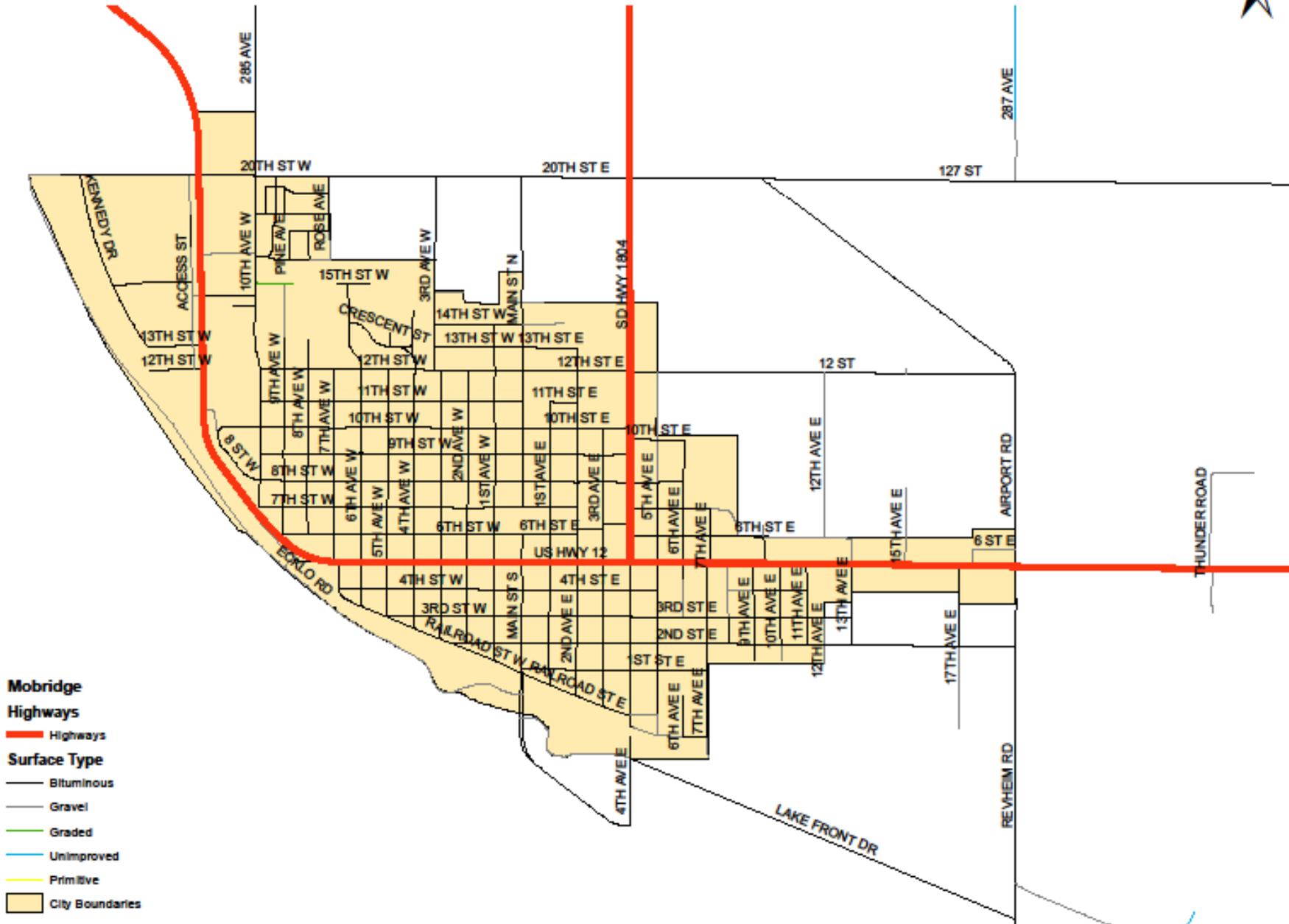
**TABLE 3  
MINIMUM STREET/ROAD RIGHT-OF-WAY**

	RIGHT-OF-WAY WIDTH	PAVEMENT WIDTHS CURB TO CURB
ARTERIAL STREET	100'	60'
COLLECTOR STREET	80'	36'
LOCAL STREET	66'	40'
ALLEYS	22'	20'

## **Recommendations:**

- Regarding the extension of existing streets into new undeveloped areas of the community. The Planning and Zoning Commission recommends that the streets should be extended as future development warrants. These extensions would ensure the continuance of the existing grid pattern.
- It is recommended that when sections of city streets are planned for reconstruction, the city should also address any necessary water, sanitary sewer, and/or storm sewer improvements and incorporate those costs into the project.
- It is recommended that the city incorporate capital improvements programming practices regarding the city's street system.
- As to expansion of future streets, it is important to state that the City of Mobridge believes that future developers should pay for street improvements within a new subdivision.

# Mobridge Transportation Map



## **B. WATER**

The City of Mobridge obtains its water from the Missouri River and maintains its own water treatment plant. A 2011 Water Study confirmed that the City provides water to approximately 1500 connections, both residences and business that are significant water users such as Mobridge Regional Hospital and Assisted Living Center, Indian Creek Recreational Area, and Jensen Rock & Sand. Currently the city is using approximately 730,000 average gallons per day with a peak usage of 1,975,000 gallons per day during the summer months. The water treatment plant is able to treat 4,000,000 gallons of water per day. The city does have a water tower for storage that provides for a reserve supply of water in addition to maintaining distribution pressures. The city is fortunate to have an excellent water source and capacity for future growth does not appear to be a major concern.

The water distribution system consists of an assortment of PVC water lines ranging in size from 4 to 8 inches with individual service lines being  $\frac{3}{4}$ ".

### **Recommendations:**

- The city will need to continue monitoring its existing distribution lines and explore possible future storage facilities to insure adequate delivery to the residents of the community.
- Areas that experience poor water pressure should be improved through increased water main sizes or looping projects.
- There should be a timetable established for the upgrade and or replacement of hydrants, valves, and water mains that are undersized or in poor condition.
- Regarding future development, water mains will need to be extended prior to any development outside of the presently established areas of the community.
- It is recommended that when sections of city streets are planned for reconstruction, the city should also address any necessary water, sanitary sewer, and/or storm sewer improvements and incorporate those costs into the project.
- As to expansion of future water main lines, it is important to state that the City of Mobridge believes that future developers should pay for water improvements within a new subdivision.

## **C. SANITARY SEWER**

The existing sanitary sewer collection and treatment system serves domestic and commercial users. The system utilizes collection lines to transport wastewater by gravity flow and has several lift stations.

Mobridge's existing wastewater treatment facility is located southeast of the community.

**Recommendations:**

- The city should monitor the condition (by telescoping) and effectiveness of the lines in a timely fashion. This would assist the city in annual maintenance and preparations for future replacement of lines.
- Regarding future development, sanitary sewer collection mains will need to be extended prior to any development outside of the presently established areas of the community.
- It is important to state that the City of Mobridge believes that future developers should pay for sewer improvements within a new subdivision.
- It is recommended that when sections of city streets are planned for reconstruction, the city should also address any necessary water, sanitary sewer, and/or storm sewer improvements and incorporate those costs into the project.
- It is also recommended that the city promote development of areas, which would not need to be serviced with a lift station.

With the implementation of the above recommendations and adequate maintenance and replacement of lines which experience infiltration problems, and any future treatment facility improvements the City should be able to accommodate the wastewater collection and treatment need of its citizenry and industry for the near, intermediate and long-term future.

**D. STORM WATER**

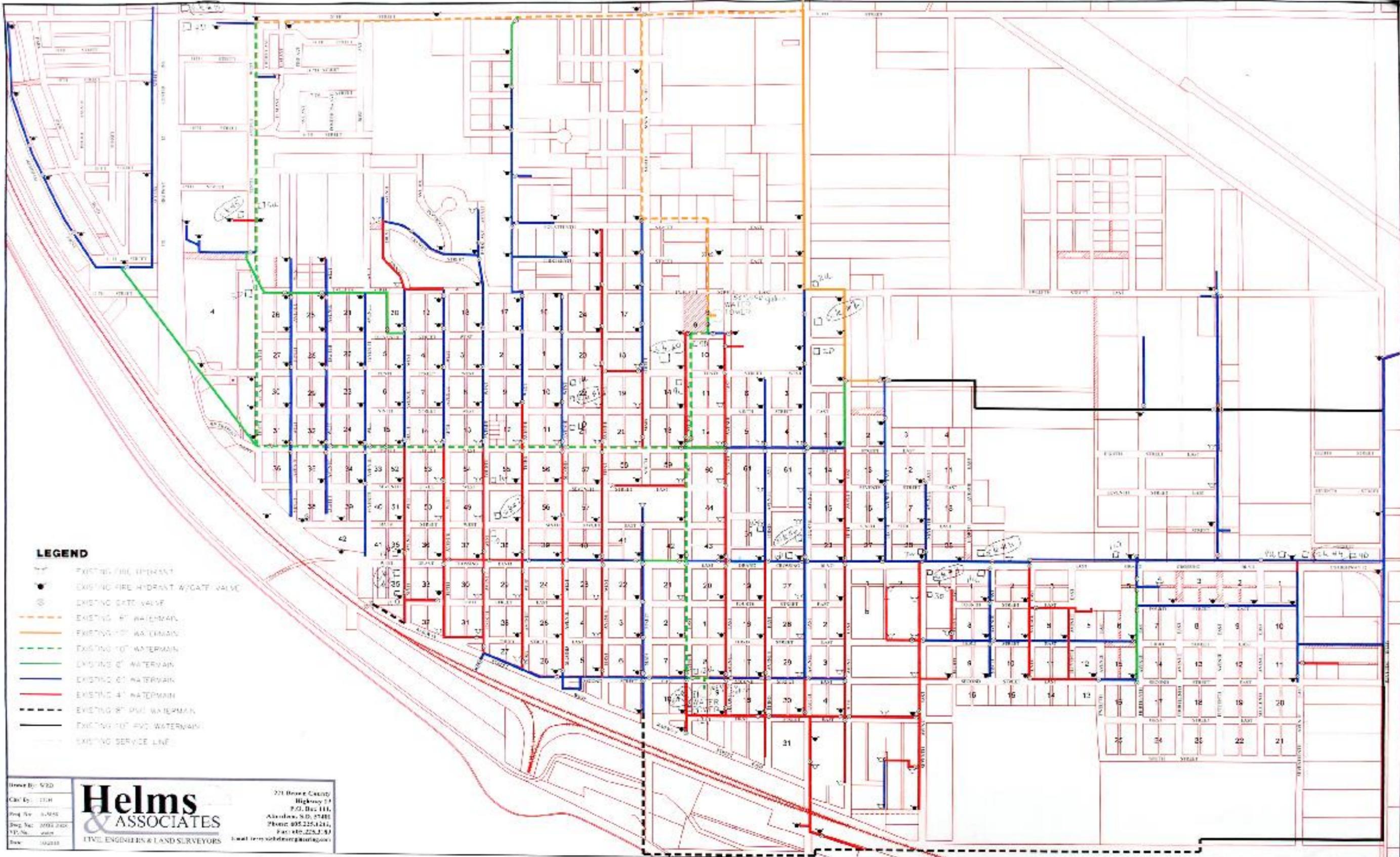
As Mobridge continues to expand and become more urban, the importance of storm water drainage comes to the forefront in the planning process. This is because with urbanization comes an increase in the amount of impervious surfaces which have a direct impact upon the amount and intensity of storm water runoff.

Fortunately, there are very few developed areas within the community, which have historically experienced drainage and flooding problems. However, there are several low areas where development should not be encouraged.

Presently, the community utilizes streets, ditches, and other natural drainage-ways for storm water drainage. To maximize the effectiveness and efficiency of natural floodplains and drainage-ways, protective-zoning ordinances should be developed, continuously reviewed, and updated. Establishment, maintenance, and enforcement of these criteria are necessary for efficient storm water drainage control.

## **Recommendations:**

- It is recommended that development not be encouraged in areas that experience inundation.
- It is recommended that if the city finds it necessary to develop areas identified as floodplain, the city should develop and stringently follow flood plain regulations within the zoning ordinance. If development is to occur in areas of the identified flood plain, there should be flood-proofing techniques incorporated into the design of the structure and development as a whole.
- As stated previously in the Public Utility and Human Service Goal and Objectives, the city is encouraged to employ an area wide approach in planning utility and drainage systems, which utilize and preserve natural drainage systems.
- If detention ponds are to be utilized to reduce flooding, multiple use planning of this area should be taken under consideration. Possible uses range from public parks to biking and walking paths. Natural depressions are the most common sites for detention ponds. The design of detention ponds must consider the environmental characteristics and the appearance of the natural drainage-ways.



**LEGEND**

- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT W/ GATE VALVE
- ⊙ EXISTING GATE VALVE
- EXISTING 8" WATERMAIN
- EXISTING 10" WATERMAIN
- EXISTING 6" WATERMAIN
- EXISTING 4" WATERMAIN
- EXISTING 2" WATERMAIN
- EXISTING 12" FWD WATERMAIN
- EXISTING SERVICE LINE

Drawn By: S2D	<p><b>Helms &amp; Associates</b>          CIVIL ENGINEERS &amp; LAND SURVEYORS          771 Howe County Highway 77          P.O. Box 111, Aberdeen, SD 57408          Phone: 605.225.1211 Fax: 605.225.1151  <a href="http://www.helmsandassociates.com">www.helmsandassociates.com</a></p>
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Proj. No: 0-005	
Draw. No: 2004.200	
SP. No: 000	
Date: 10/20/03	

## **PART VI: LAND USES**

### **Existing Land Use**

Where and how a community will develop is influenced by the usage of the community's existing land resources. In order for a future land use plan to properly develop, an understanding of the existing types of land use within the community is necessary. Existing land development is categorized into primary land use classifications. They include residential (single-family, multiple-family, or manufactured housing), commercial (industrial, public, and open space) and agricultural. The Existing Zoning map is a representation of the existing land uses.

#### **A. Residential**

Residential land use consists of three residential subcategories (single-family, multiple family, and manufactured home). Residential development is the largest category of existing land use within the city. The residential land use area consists primarily of single-family homes organized into neighborhoods. Public and quasi-public facilities such as parks, schools, and churches may be found within these neighborhoods. Residential land usage is further characterized by the minimal amount of the traffic circulation within the neighborhood.

#### **B. Commercial**

Mobridge has a land use pattern oriented to traditional development of midwestern cities. The community has many of its business uses on the centrally located business district on Main Street and US Highway 12. These two areas are central to the city's commercial land use areas, however there are other areas such as along the railroad and in other scattered locations throughout the community.

Industrial uses are also present within and near the city. These areas exist primarily outside and adjacent to city limits to the southeast.

### **Future Land Use**

To accommodate possible growth, future land use was reviewed for both the fringe and established developed areas of the community. It is unlikely that much of the established developed areas of the city will experience major changes during the planning period. However, redevelopment efforts that improve upon the existing land uses in the older, established areas of the city are encouraged. These efforts may come in the form of rehabilitating existing structures through modernization or from the demolition, removal, and replacement of obsolete structures. It should be stressed that

all redevelopment efforts within established areas of the community comply with existing adjacent land uses and/or recommendations of the Planning and Zoning Commission. Since large-scale redevelopment efforts are not expected, future land use will primarily concentrate on the infill areas within the primary development area of the community and those suitable areas adjacent to existing development.

In selecting potential sites for future development, goals and objectives relating to general land use, residential land use, transportation and public utilities were considered. Locational factors used in determining these sites considered issues of compatible adjacent land uses, traffic access and safety, and public utilities topics such as topography and drainage, existing infrastructure and cost efficiency.

Although Mobridge is restricted by the Missouri River, there is land available for the city to accommodate growth. Natural terrain and infrastructural restraints do exist and will impact available development areas.

Mobridge's future land use development is focused on two land use categories, Residential and Commercial. Future Residential development will be focused on extending adjacent residential uses to the North of the community, while future Commercial development uses will be focused to the East along Highway 12.

### **Extraterritorial Jurisdiction**

Since future land use may involve development outside the existing corporate limits, the topic of extra territorial jurisdiction needs to be addressed. State law provides several approaches for cities and counties to jointly deal with future land use. A joint jurisdictional agreement exists between the City and County. Mobridge has exercised its ability to control land uses beyond the city limits. Walworth County has chosen to relinquish its control in this joint area and allow the City to solely regulate land uses.

If this policy changes in the future by either the City or the County, coordination will be essential to maintain the goals and objectives in this plan. Without a coordinated approach, efforts by the city to control development within city limits could simply push the problem out beyond their jurisdiction. A high priority should, therefore, be placed on continuing the existing policy and maintain an ongoing cooperative agreement with the County to handle any policy conflicts that might exist between the City and the County.