



Pennington County Comprehensive Plan  
**VIEW TO 2040**

## Community Workshop #1

*April 18-20, 2017*

### WORKSHOP SUMMARY

#### Top Vision Statement Descriptors

The following terms were used to describe Pennington County as part of participants' vision for the County's future. The top two responses for values, assets, and adjectives are shown below. See pages 5 to 6 for a complete list.

**Values:** Sense of Community (29%), Security (10%)

**Assets:** Natural Resources (15%), (Rich) Cultural Resources (9%)

**Adjectives:** Unique (42%), Distinctive (17%)

#### Workshop Opportunities and Issues Summary

The following are the most frequently identified opportunities and issues from workshop exercises. See pages 7 to 11 for full details.

##### Opportunities Summary:

- Recreation amenities / opportunities
- Good natural resource conservation practices
- Tourist Industry
- Educational Institutions
- Value added agriculture
- Historic Resources

##### Issues Summary:

- Lack of affordable housing
- Road Maintenance
- Disconnect from County Commissioners
- Inequalities in taxation
- Lack of year-round jobs
- Differing levels of service for Rural and Urban Communities



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### WORKSHOP OVERVIEW

Workshop #1 was held at three different locations in Pennington County.

#### Hill City

Tuesday, April 18th at 6:00 PM

Hill City Senior Center

227 Walnut Avenue



#### City of Wall

Wednesday, April 19th at 6:00 PM

First Interstate Bank

418 Main Street

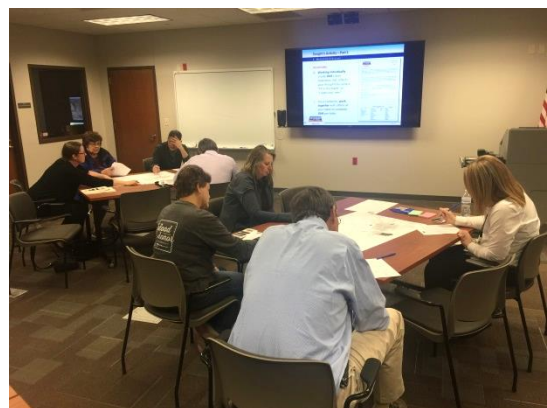


#### Rapid City

Thursday, April 20th at 6:00 PM

Pennington County Emergency Operations Center

130 Kansas City Street





## **WORKSHOP PURPOSE**

The purposes of the workshop were to:

- Provide an overview of the Comprehensive Plan;
- Gain community input on developing the Vision Statement that will guide the development of the Comprehensive Plan; and,
- Develop a list of opportunities and issues that should be addressed as part of the plan update.

## **VISIONING EXERCISE**

A Vision Statement reflects what community members value the most about the county and the shared aspirations of what they want the county to be in the future. The Vision Statement should be inspirational and set the tone for the Comprehensive Plan’s goals, policies and actions. When complete, the Comprehensive Plan will be used to implement the community’s vision.

*A vision without a plan is just a dream.*

*A plan without a vision just passes time.*

*Vision with a plan can change the world. [Various Authors]*

The purpose of the visioning exercise was to develop a Vision Statement to guide the Comprehensive Plan. During the exercise, participants were divided into groups. As a first step, participants worked independently to create their own Vision Statement using a worksheet that had two fill in the blank examples and one area to create their own Vision Statement. Once completed, the participants came together with their group and worked together to write a single Vision Statement that best reflected their ideas about the future of the county.

The two fill in the blank examples provided were as follows:

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**Option 1** Pennington County is a [adjective] \_\_\_\_\_ part of South Dakota that is built on [values] \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_. We pride ourselves with having [assets] \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ that respond to our many needs. The County continues to grow in a manner that ensures that new growth improves our [your choice] \_\_\_\_\_, \_\_\_\_\_, and retains our [assets] \_\_\_\_\_ and \_\_\_\_\_.

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**Option 2** Pennington County in 2040 is recognized as (a) (an) [adjective] \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ place to live, work and visit. Our region, with its [assets] \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ provides a great place to live and do business.

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The following provides the results from each of the tables. For the two fill in the blank options, words filled in by the groups are shown in **ALL CAPS**. Table numbers were sequential for the workshops and were only used to identify the results for each group.

<b>Hill City Table 1</b>	Pennington County is a <b>UNIQUE</b> part of South Dakota that is built on <b>SENSE OF HERITAGE &amp; TRADITION, TRENDSETTING, and SECURITY</b> . We pride ourselves with having <b>CULTURAL RESOURCES, RECREATIONAL AMENITIES, and EDUCATION</b> that respond to our many needs. The County continues to grow in a manner that ensures that new growth improves <b>NATURAL RESOURCES, TOURIST INDUSTRY, RETIREMENT COMMUNITY,</b> and retains our <b>HISTORIC RESOURCES and COMMUNITIES</b> .
<b>Hill City Table 2</b>	Pennington County is a <b>DISTINCTIVE</b> part of South Dakota that is built on <b>SENSE OF COMMUNITY, WELL-BEING, and INDIVIDUALISM</b> . We pride ourselves with having <b>NATURAL RESOURCES, OPEN SPACE, and QUALITY OF LIFE</b> that respond to our many needs. The County continues to grow in a manner that ensures that new growth improves <b>ECONOMIC OPPORTUNITIES, RECREATION,</b> and retains our <b>RECREATION AMENITIES and NATURAL RESOURCES</b> .
<b>Hill City Table 3</b>	(Table 3 created their own vision statement, as follows) <b>PENNINGTON COUNTY IS A UNIQUE PART OF SOUTH DAKOTA THAT PRIDES ITSELF ON HAVING A STRONG SENSE OF COMMUNITY AND WELCOMING RURAL LIFESTYLE. HAVING A MIX OF DISTINCTIVE CULTURAL, HISTORIC, AND NATURAL RESOURCES, PENNINGTON COUNTY PROVIDES OPPORTUNITIES FOR QUALITY EDUCATION, HOUSING, AND WORK.</b>
<b>Wall Table 4</b>	Pennington County is a <b>UNIQUE</b> part of South Dakota that is built on <b>SENSE OF COMMUNITY, FAITH, and PARTNERSHIPS</b> . We pride ourselves with having <b>NATURAL, CULTURAL, and HISTORIC RESOURCES</b> that respond to our many needs. The County continues to grow in a manner that ensures that new growth improves <b>CAREERS, AFFORDABLE HOUSING,</b> and retains our <b>SENSE OF COMMUNITY and QUALITY OF LIFE</b> .
<b>Wall Table 5</b>	Pennington County is a <b>RURAL</b> part of South Dakota that is built on <b>SECURITY, TRUST, and BELONGING</b> . We pride ourselves with having <b>RURAL LIFESTYLE, SCHOOLS, and VALUES</b> that respond to our many needs. The County continues to grow in a manner that ensures that new growth improves <b>HOUSING, JOBS,</b> and retains our <b>SCHOOLS and AGRICULTURAL HERITAGE</b> .
<b>Wall Table 6</b>	Pennington County in 2040 is recognized as a <b>UNIQUE, WELCOMING, and SIGNIFICANT</b> place to live, work and visit. Our region, with its <b>AGRICULTURE, NATURAL RESOURCES, COMMUNITIES and TOURISM</b> provides a great place to live and do business.



**Rapid City Table 7** Pennington County is a **DISTINCTIVE** and **ACTIVE** part of South Dakota that is built on **FAMILY VALUES, HOSPITALITY, and SENSE OF COMMUNITY**. We pride ourselves with having **BLACK HILLS, RURAL LIFESTYLES, and RICH CULTURAL RESOURCES** that respond to our many needs. The County continues to grow in a manner that ensures that new growth improves **OPPORTUNITIES, QUALITY OF LIFE, and retains our WESTERN CHARACTER and WIDE OPEN SPACE**.

**Rapid City Table 8** Pennington County is a **BEAUTIFUL** and **UNIQUE** part of South Dakota that is built on **STRONG FAMILY, QUALITY OF LIFE, and SENSE OF COMMUNITY**. We pride ourselves with having **CULTURAL AND NATURAL RESOURCES, TOURISM, and DIVERSITY** that respond to our many needs. The County continues to grow in a manner that ensures that new growth improves **JOBS, COMMUNITY PRIDE, and retains our NATURAL RESOURCES and DIVERSITY OF INTERESTS**.

**“Fill in the Blank” Visioning Results**

The following table lists the adjectives, values and assets used by groups on their forms. This is provided to give a sense of emphasis for the overall group attending.

**All Inputs**

Values	Number of Times Chosen	% per Response
Sense of Community	6	29%
Security	2	10%
Faith	1	5%
Partnerships	1	5%
Trust	1	5%
Belonging	1	5%
Sense of Heritage & Tradition	1	5%
Trendsetting	1	5%
Well-Being	1	5%
Individualism	1	5%
Rural Lifestyle	1	5%
Family Lifestyles	1	5%
Hospitality	1	5%
Strong Family	1	5%
Quality of Life	1	5%



<b>Assets</b>	<b>Number of Times Chosen</b>	<b>% per Response</b>
Natural Resources	8	15%
(Rich) Cultural Resources	5	9%
Historic Resources	3	6%
(Affordable) Housing	3	6%
Quality of Life	3	6%
Recreational Amenities / Resources	3	6%
Rural Lifestyles	2	4%
Schools	2	4%
Jobs	2	4%
Communities	2	4%
(Wide) Open Space	2	4%
Careers	1	2%
Sense of Community	1	2%
Values	1	2%
Agricultural Heritage	1	2%
Agriculture	1	2%
Education	1	2%
Retirement Community	1	2%
Economic Opportunities	1	2%
Recreation	1	2%
Work	1	2%
Black Hills	1	2%
Opportunities	1	2%
Western Character	1	2%
Diversity	1	2%
Community Pride	1	2%
Diversity of Interests	1	2%
Work	1	2%
<b>Adjectives</b>	<b>Number of Times Chosen</b>	<b>% per Response</b>
Unique	5	42%
Distinctive	2	17%
Welcoming	1	8%
Significant	1	8%
Rural	1	8%
Active	1	8%
Beautiful	1	8%



## **ISSUES AND OPPORTUNITIES EXERCISE**

In the second part of the workshop, participants were given a stack of green and pink index cards. Participants were asked to create cards that included a single opportunity (written on a green index card) or issue (written on a pink index card) that they feel the Comprehensive Plan should address. Participants were allowed to make as many cards as they wanted.

There is no order or emphasis intended in the following lists.

### **Opportunities (Green Cards):**

- Work force that is available, not pigeon hole people.
- Citizens to make good decisions so we do not need so many laws.
- Praise things that are going right, not look at everything with a negative attitude.
- Our schools are GREAT in some cases, okay in others. Funding teachers' salaries and in service trainings (not certain possible).
- Tourism is "huge" for most communities in the county, make efforts to retain those businesses and attract new ones.
- County Site Analysis
- Awesome Recreation Opportunities
- We have a satellite office (not very accessible)
- Well-maintained roads
- Awesome Opportunities for value-added AG growth
- Promotion of value - added agriculture
- Affordable housing for elderly
- Affordable housing for full-time and seasonal park employees
- Joint-Use Possibilities:
  - Combine state, county, city into 1 joint-use facility
  - Share resources & space
  - Coordinate projects to save on development costs and gain efficiencies through economy of scale.
- Opportunity to share \$ with other local government entities
- Yearly meetings with county departments (i.e., assessor's office to discuss tax strategy)
- Continue to hire good people for county highway departments. Wall has a great supervisor
- Continue to work with / fund SDSU extension and 4-H that provides dynamic, positive youth activities and education
- Encourage timber management to reduce fire fuels and forest fires
- Completely analyze the circumstances surrounding the platting so all pertinent procedures can be done in one process. Example: Abandon section line if no possible public use exists
- Develop Criteria that property must meet in order to be zoned for the use that is being proposed





- Value Added AG:
  - Utilize ""TIF"" incentives
  - Help bring to rural communities for rural job growth
- Maintain high level of road maintenance - encourage fair treatment of residents in rural areas when it comes to road projects.
- The county should work with leaders from other communities to get ideas of issues that need to be addressed countywide
- Enhancing recreational opportunities
- Be sure to retain existing businesses, resources, personnel, and demographics
- We have a lot of history throughout the county that should be expressed to all
- Good use of natural resources and conservation practices
- If the major industry in the Black Hills is tourism, then Pennington County should adapt better (e.g., preserve the natural beauty)
- Education - Technology can afford great opportunities for teaching and access.
- Assist with coordination of furthering the cultural advantages afforded in this county (Rapid City, Hill City)
- Updating the Comprehensive Plan will give us the opportunities to restructure zoning and the transition from residential to commercial use
- This county has great geography with mountains and streams. Should try to expand on recreation and environment
- Broad range of tourist attractions - lots of draw
- Technology center (growth) - SDSM & T, Proximity to underground lab
- Outdoor Recreation - hunting / fishing, hiking / biking
- The forest that covers much of the area is not properly managed
- Tourists that visit this area provide growth and income for the county
- Combine the opportunities of living in a larger urban area with the advantages of our rural area. We have beautiful scenery and low population density, but we are missing some things cities afford citizens (specialty stores, 24/7 access to things, etc.)
- Have enough zoning types that allow for all economic levels / types of housing
- Finish paving from Deerfield to Rochford
- Find or encourage more opportunities for the forest use or biomass uses
- Community engagement with new diverse population coming to Pennington County area
- Open-space, Room to grow and provide better infrastructure
- Continued engagement with Regional Health. A great example is the recent cooperation on mental health services
- Some kind of community building. There's plenty of outreach to tourists, but not enough of the locals building ties, reconciling with Native American population would be a large part of this
- Open spaces to promote outdoor activities





- Abundant natural resources
- Excellent recreational opportunities
- Providing recreational activities while preserving natural resources
- Dedicating open spaces for AG reserve areas potentially conserve those resources
- Seek to bring in other big companies to support job growth
- Tourist activity after 6pm in municipalities
- Develop existing recreational parks, add new parks
- Retired people - more opportunities to use their knowledge in schools, businesses, etc.
- Provide help to residential areas and wild lands to make more fire resistant
- Provide enhanced access to public lands (perhaps through parking areas)
- Widen the narrow portion of the Palmer Gulch Road for emergency safety

**Issues (Pink Cards):**

- Develop more affordable housing.
- Create jobs that lead to a career, not just a paycheck
- County Roads - some areas of the county seem to get quicker attention than others. Rural vs. Urban?
- Disconnected from the County Commission. (own fault probably)
- Affordable housing in the range of \$100,000 - \$150,000
- Negative Director of Equalization
- Disconnected from commissioners
- More rural / urban communication
- Get people to get involved in giving time, talents, and treasures. Random acts of kindness
- Control Substance abuse
- Lack of year-round jobs
- Few / lack of incentives for business development and growth
- Not inclusive - rural areas feel overlooked in County decision-making
- Tax Abatements / Incentives:
  - We are at a significant disadvantage vs. surrounding counties especially when going after value added AG opportunities
  - Housing as well, many people who work in Wall drive from other counties who have more attractive taxes
- Satellite office:
  - We need to find a way to keep this local office staffed on a regular basis
  - Eastern Pennington Patrons have a good distance to travel, are elderly, and may not have access to a computer
  - What about cost-share with city?
- Rail: Lack of sidings and quiet / safe zones greatly impact summer business and quality of life in Wall



- Law enforcement / ambulance and fire: Not enough coverage for small towns in Pennington County
- Pennington County Taxes. Shift in tax burden, huge increase in tax valuation. People drive for work from other counties
  - vehicle licensing
  - \$50-\$100,000 range dramatic increase
  - \$50-\$250,000 stayed same
- Road infrastructure - bridge repair, rural roads
- Stop building jails
- Value added AG development. Need tax incentives to help economic development in the county (outside of city limits of Rapid, Wall, New Underwood, Hill City)
- Property tax evaluations:
  - Create a better equalization process
  - Every year townships & towns host equalization board meetings only to have county deny the local board decisions
- Lack of incentives for housing
- To work at keeping the county budget more balanced and not overspend
- To look at their priorities more realistically
- Fair property taxation
- Limiting growth of property taxation
- Inequality of taxation
- That there is a big difference between the west & east side of the county
- That the county understand that the rural needs as much as the city does in services
- Medium Income Housing
- Inter-county transportation services
- One of the county's challenges is the staff to enforce the plan and ordinances. Also, philosophically do we want enforcement?
- Too many people at or below poverty level
- Education - generally poor, tax base rather low, provincialism is generally poor
- Tax base - need to increase to provide services as needed, but great resistances to paying for it
- Jobs, employment - too many under-employed and under-educated. Too many living paycheck to paycheck
- Telecommunications and technology - Pennington County is a bit behind the curve
- Sturgis Rally - Is it time to analyze objectively the cost & benefit?
- We need to work on providing more safe and sanitary housing for our low income population (weak county commissioners)
- Investment in infrastructure, roads, bridges, water, wastewater
- Competing visions / values



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- progress vs. status quo
- embracing change vs. opposing change
- Some municipalities still do not have any or adequate zoning
- Multiple types of zoning in areas is confusing
- Find out real flood data that matches this area
- No building codes / building inspector
- Face challenges of people who don't do what they plan to do
- Close-minded decision makers
- Lack of consistency in ordinance enforcing, gives the wrong signal to the community.
- Following the FLU goals
- Roads need money
- Providing a living wage
- Lack of affordable housing / work force
- Road districts vs. county road system
- Balance landowners rights to do "as they please" vs. community standards
- Land use in flood prone areas
- Roads repaired
- Railroads moved to out of city limits (RC)
- Too many areas of the county have inadequate internet access and no cell coverage
- Resist the temptation to over-control through too tight of zoning, permits, and inspections
- Distinguish between residential tiny houses and transient RV park use
- Lack of water available in parts of the county for future housing and / or development
- More affordable housing