

Development Trends

Land use changes in Minnehaha County have been largely influenced by the economic and population trends of Sioux Falls. The city's geographic location within the county has concentrated population along the southern border and adjoining townships while the outlying portions of the county have maintained a more rural identity.

Sioux Falls exhibits a development pattern typical of many growing metropolitan areas. Major transportation routes serving the city pulled development from the central core to the urban fringes, sometimes leapfrogging beyond the corporate borders. These strip type configurations were further encouraged by the construction of the interstate highway system. In many cases residential, commercial and industrial development skipped over vacant land and located in areas which lacked municipal services, particularly sanitary sewer.

Sioux Falls embarked on an aggressive annexation program in 1979 as urban expansion caught up with fringe developments. During the next several years, major annexations occurred along West 12th Street, North Cliff Avenue, South Sycamore Avenue and on the city's southeast side.

Significant development has occurred in other areas of the county as well. The growth of Brandon and Crooks led both of these communities to organize as municipal governments during the 1970's so public facility and service improvements could be provided to support development needs. The small town lifestyle and short commuting distance to work places in Sioux Falls have attracted residents to many of the outlying communities.

Brandon, located three miles east of Sioux Falls, incorporated as a municipality in 1974 and by 1980 had become the county's second largest city. It is estimated that Brandon's 1995 population totaled 4,400 persons. City leaders understood the consequences of developing as a bedroom community, attracting only residential uses with no economic base to support needed municipal infrastructure improvements. The city's geographic location along Interstate Highway 90 and access to a major rail line enabled the local development group to create an industrial park. The availability of municipal sanitary sewer, water, street and storm water facilities attracted businesses which helped create a viable employment center for the city. Growth in retail and service related uses has further broadened the city's economic base and reduced Brandon's image as a bedroom community.

Dell Rapids, located 15 miles north of Sioux Falls, is not as closely identified with the metropolitan area. The 2,900 residents make Dell Rapids the third largest city in Minnehaha County. The Big Sioux River and Dells of the Sioux provide an attractive setting to both residents and visitors while the quartzite structures along main street add historical significance to the community. The city also has an established commercial area and an employment base supported by local businesses and industry. Challenges in promoting industrial development confront the city, however. Interstate Highway 29 is nearly three miles west while physical constraints imposed by river crossings and rock outcroppings severely limit industrial development options.

More workers appear willing to commute to Sioux Falls from outlying areas which is quite probably contributing to the recent surge in new housing construction in Dell Rapids. The increased

TABLE 11**Land Use Inventory - 1997
Rural Minnehaha County**

Type	Parcels		Acres	
	#	%	#	%
Residential				
single-family (parcels under 10 acres)	2896	26.7%	7160	1.5%
single-family (parcels 10 to 40 acres)	614	5.7%	11654	2.5%
multi-family	12	0.1%	3	0.0%
mobile home	95	0.9%	429	0.1%
mobile home park	7	0.1%	78	0.0%
vacant		0.0%		0.0%
buildable (parcels under 10 acres)	1556	14.4%	2923	0.6%
buildable (parcels 10 to 40 acres)	644	5.9%	16862	3.6%
unbuildable	115	1.1%	71	0.0%
Manufacturing	110	1.0%	354	0.1%
Transportation, Communication and Utilities	167	1.5%	931	0.2%
Commercial	99	0.9%	277	0.1%
Office and Institutional	29	0.3%	36	0.0%
Cultural, Entertainment and Recreation	175	1.6%	3134	0.7%
Agricultural	4198	38.8%	419135	90.2%
Mining and Quarrying	30	0.3%	1648	0.4%
Church and Cemetery	41	0.4%	55	0.0%
Miscellaneous	45	0.4%	121	0.0%
Total	10833	100.0%	464871	100.0%

popularity of commuting can also be attributed to the reconstruction of State Highway 115 between the two cities. The EROS Data Center located 10 miles southeast of the city is also within reasonable commuting distance.

The quarrying of quartzite rock is a major part of Dell Rapids' economy. A large quarry straddles the city's eastern border and plans include the opening of an abandoned quarry on the city's southwest edge.

Crooks and Hartford have also experienced growing pains. Crooks is within easy commuting distance of Sioux Falls and has the image of a bedroom community. The city will have difficulty in competing for commercial and industrial development because of the close proximity to Sioux Falls. However, the availability of rail service could enhance Crooks' competitive advantage along with improvements to the regional transportation network.

Hartford has attracted retail and service related businesses to the community in recent years and the close proximity of Interstate 90 should enable the city to expand its industrial base, an important factor in broadening the city's tax base.

The outlying communities of Colton, Humboldt, Baltic, Garretson and Valley Springs have experienced only limited growth, although Baltic recently annexed 61 acres for residential and commercial development.