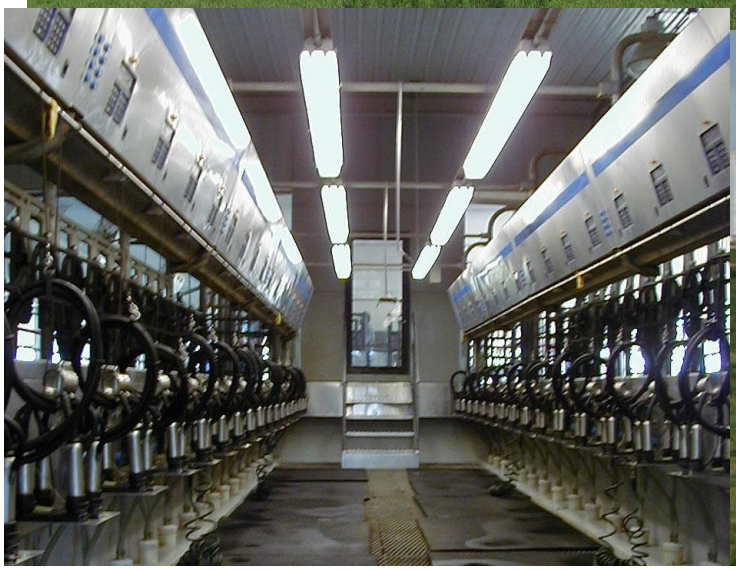
Beadle County Rural Development Site Analysis

A Study by
Planning and Development District III

Funded by the South Dakota Value Added Agriculture Subfund



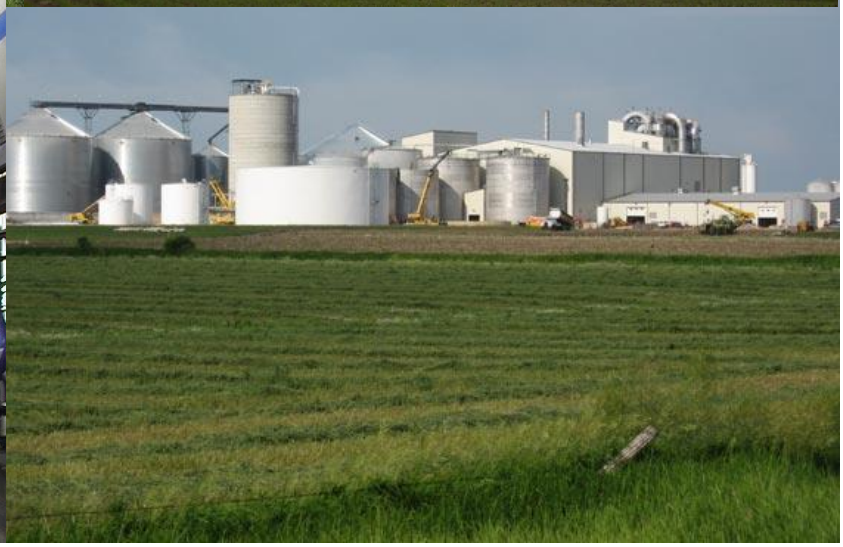


TABLE OF CONTENTS

SUMMARY **2**

- Program History 2
- Methodology 2
- Limiting Factors 3
- Results 4

APPENDIX I – SITE ASSESSMENT CRITERIA **9**

- Land Use Regulations 10
- Environmental 12
- Infrastructure 13

APPENDIX II – RESEARCH AND METHODOLGY **16**

APPENDIX III - CONTACT INFORMATION **21**

LIST OF TABLES

- Table 1 Site Characteristics Criteria 3
- Table 2 Beadle County CAFO Sites by Hierarchy Classification 4
- Table 3 Beadle County AID Sites by Hierarchy Classification 4
- Table A1 Site Characteristics Criteria 16
- Table A2 CAFO Hierarchy Classification Requirements 17
- Table A3 AID Hierarchy Classification Requirements 19
- Table A4 Beadle County CAFO Sites by Hierarchy Classification 20
- Table A5 Beadle County AID Sites by Hierarchy Classification 20

LIST OF MAPS

- Potential High Water Use CAFO Development Sites Map (Township) 5
- Potential Low Water Use CAFO Development Sites Map (Township) 6
- Potential High Water Use AID Development Sites Map (Township) 7
- Potential Low Water Use AID Development Sites Map (Township) 8
- Beadle County Location Map 9

Summary

Program History

As part of the South Dakota Department of Agriculture's (SDDA) efforts to enhance economic development opportunities and better support local control of development, the County Site Analysis Program (Program) was developed in the summer of 2013. The Program assists participating counties in identifying potential rural properties with site development opportunities. The analysis and subsequent report will provide local leaders with information and research-based resources to foster well informed decisions regarding the future of their respective regions. It also helps identify and plan for potential challenges that may arise should those opportunities be pursued.

In implementing the Program, SDDA is working closely with South Dakota's Planning and Development Districts. The First District Association of Local Governments (First District) and Planning and Development District III (District III) developed a methodology for a feasibility analysis that focuses on identifying locations for rural economic development. The methodology addresses the feasibility of locations for the development of concentrated animal feeding operations, agricultural processing and storage facilities, and other agriculturally-related commercial/industrial development. The analysis takes into consideration local zoning and State permitting requirements along with the availability of infrastructure necessary to accommodate certain rural economic development projects.

The identification of each prospective site's relative advantages and constraints provides decision-makers with useful information for assessing the development potential of each site. The information contained herein has the potential to streamline the marketing process thereby reducing timelines, financial expenditures and labor costs. Local governments, landowners, economic development groups and State agencies such as the Department of Agriculture or Governor's Office of Economic Development all benefit from the rural site development analysis. These entities now have access to a marketing tool based on proactive planning efforts. In addition, the report may assist local governments in updating their comprehensive plans, zoning ordinances and permitting procedures while also increasing local awareness of potential development opportunities.

Methodology

The methodology developed for this study utilized an established set of criteria deemed critical to further development of the subject properties while specifically addressing the suitability of a site for either a Concentrated Animal Feeding Operation (CAFO) or an Agriculturally-Related Industrial Development (AID). **Table 1** lists the site assessment criteria identified as being necessary to conduct analysis of the potential sites. Minimum thresholds for each criterion were utilized to establish a hierarchy classification of "Good", "Better" and "Best" sites. Those sites designated as "Best" sites were those not limited by any of the criteria considered. Sites not meeting the minimum criteria required of the "Best" sites were subsequently identified as "Better" or "Good".

Specific information regarding the site assessment criteria and methodology utilized for developing the "Good", "Better", and "Best" hierarchy may be found in **Appendices I and II,** respectively.

Table 1: Site Assessment Criteria

CAFO/AID Criteria
Access to County and State Road Network
Proximity to Three-Phase Electricity Supply
Proximity to Rural Water System
Capacity of Rural Water System
Location of Shallow Aquifer
Existing Zoning Districts/Land Use Plans
Buildable Parcel
County CAFO Zoning Setback Requirements*
Proximity to Rural Residences* & Communities
Proximity to Rail**

*****CAFO Assessment Criteria Only
** AID Assessment Criteria Only

Limiting Factors

While this report focuses on the specific sites matching the site assessment criteria standards, it became apparent that each site also possesses its own unique set of site characteristics which present both advantages and constraints. For example, there were many sites in the County which complied with the County's zoning regulations but lacked the necessary infrastructure.

The analysis found that the primary limiting factor(s) in reviewing the development potential of properties within Beadle County for a "Better" or "Best" CAFO site development is the availability of quality potable water. The same is true with AID developments which also require a reliable water source of not only high quality but also large quantities. Access to a centralized water source such as rural water was a key criterion in the site analysis process. While access to rural water quality water was identified as an impediment, the rural water systems noted that if a significant water user would locate in the county; they would explore ways to provide water to the proposed development. Therefore, the analysis does not conclude the only sites for CAFO/AID development in Beadle County are relegated to the specific sites identified herein.

In addition to the availability of quality potable water, additional limiting factors such as access to County and State road networks, three phase power, rail, and the County's existing CAFO setback requirements limited the number of potential AID and CAFO sites.

The site assessment process was limited in scope to include undeveloped parcels and did not consider expansion of existing CAFOs or commercial/industrial uses. In addition to this limited scope, minimum values were utilized in ranking each site with regards to zoning requirements and infrastructure demands. No attempt was made to rank each site within the three identified classifications. The uniqueness of each criterion identified in **Table 1** warrants a comprehensive review of the potential impact each may have upon a subject property. This study is intended as the first step of a multi-faceted development process potentially leading to more specific site evaluations such as Phase 1 Environmental Assessments, engineering plans, and development cost analysis.

Results

Identifying and evaluating potential sites for development is the first step in planning for economic development in rural Beadle County. The findings of this report will assist in determining the potential role each site may play in supporting economic development and should be considered when planning for future projects within Beadle County.

Utilizing Geographic Information System (GIS) technology, Planning and Development District III identified **42** sites within Beadle County that met the minimum site assessment standards of the CAFO analysis, **Table 2;** and **355** sites that met the minimum standards of the AID analysis, **Table 3**. These sites complied with local zoning ordinances and were in close proximity to infrastructure necessary to support the previously identified economic development activities.

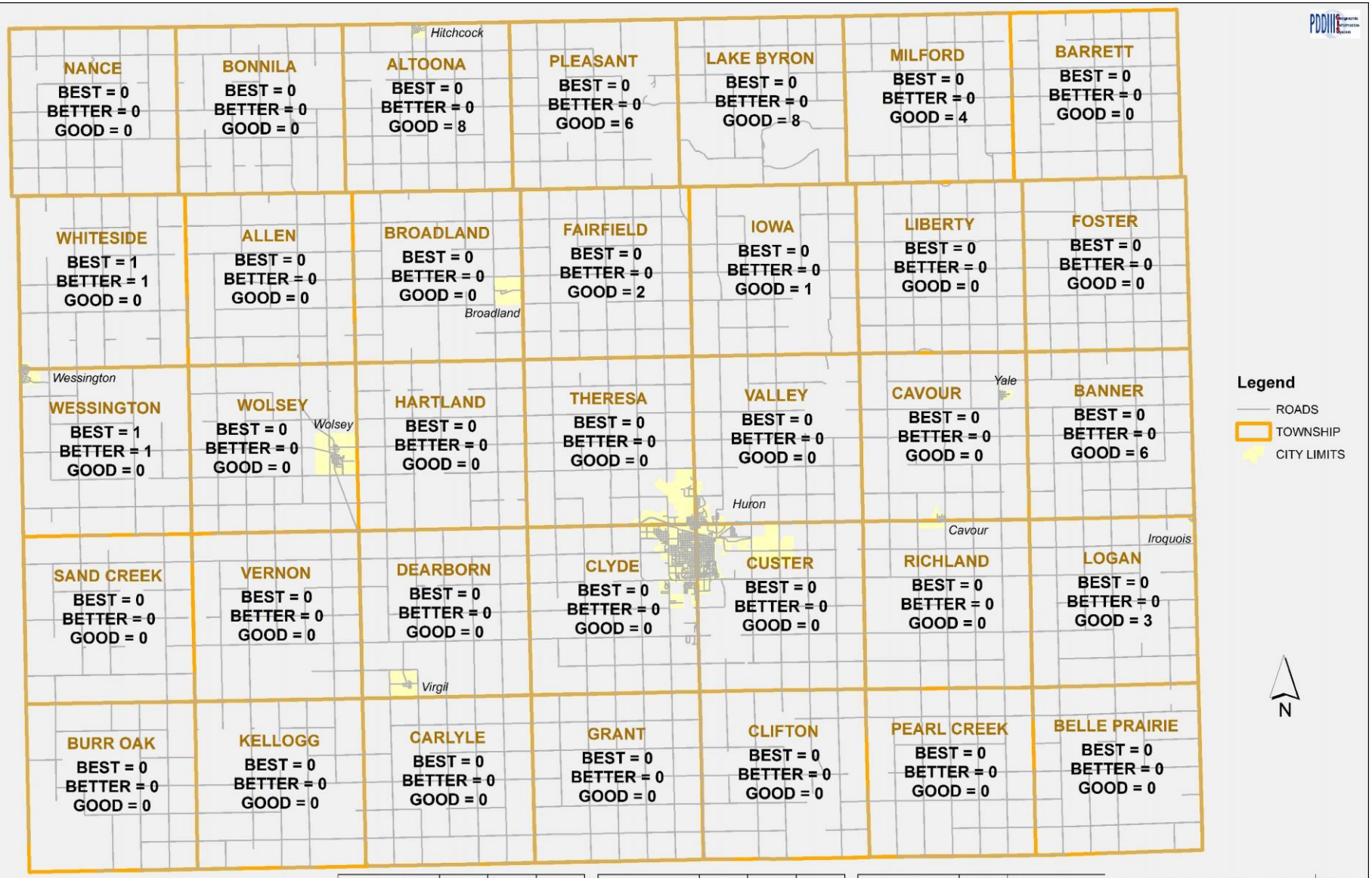
The CAFO and AID Analysis Maps further detail High Water Use (HWU) and Low Water Use (LWU) CAFO and AID sites. HWU CAFO sites are those locations which require 150,000 gallons of water per day. This amount of water is necessary to support, for example, a 3,000 head dairy. LWU CAFO sites are those locations which require 30,000 gallons of water per day, a volume necessary to support either a 600 head dairy or 5,000 head sow operation. HWU AID sites are those locations which require water at levels necessary to support high water uses such as food processing or ethanol production. The water requirement for a HWU AID site is 410,000 gallons of water per day. LWU AID sites are those locations which require water at levels necessary to support most agriculturally-related commercial/industrial development, 30,000 gallons per day. The analysis identified **42** sites which could be used for either a High Water Use or Low Water Use CAFO and **0** High Water Use and **355** Low Water Use AID sites. The following maps provide information at a township level regarding the number of "Good", "Better", and "Best" CAFO and AID sites.

Table 2:
Beadle County CAFO Sites by Hierarchy Classification

CAFO Site Classification	Good Sites	Better Sites	Best Sites
Low Water CAFO	38	2	2
High Water CAFO	38	2	2

Table 3:
Beadle County AID Sites by Hierarchy Classification

AID Site Classification	Good Sites	Better Sites	Best Sites
Low Water AID	316	39	0
High Water AID	0	0	0



BEADLE COUNTY

Concentrated Animal Feeding Operation (CAFO) sites 2015

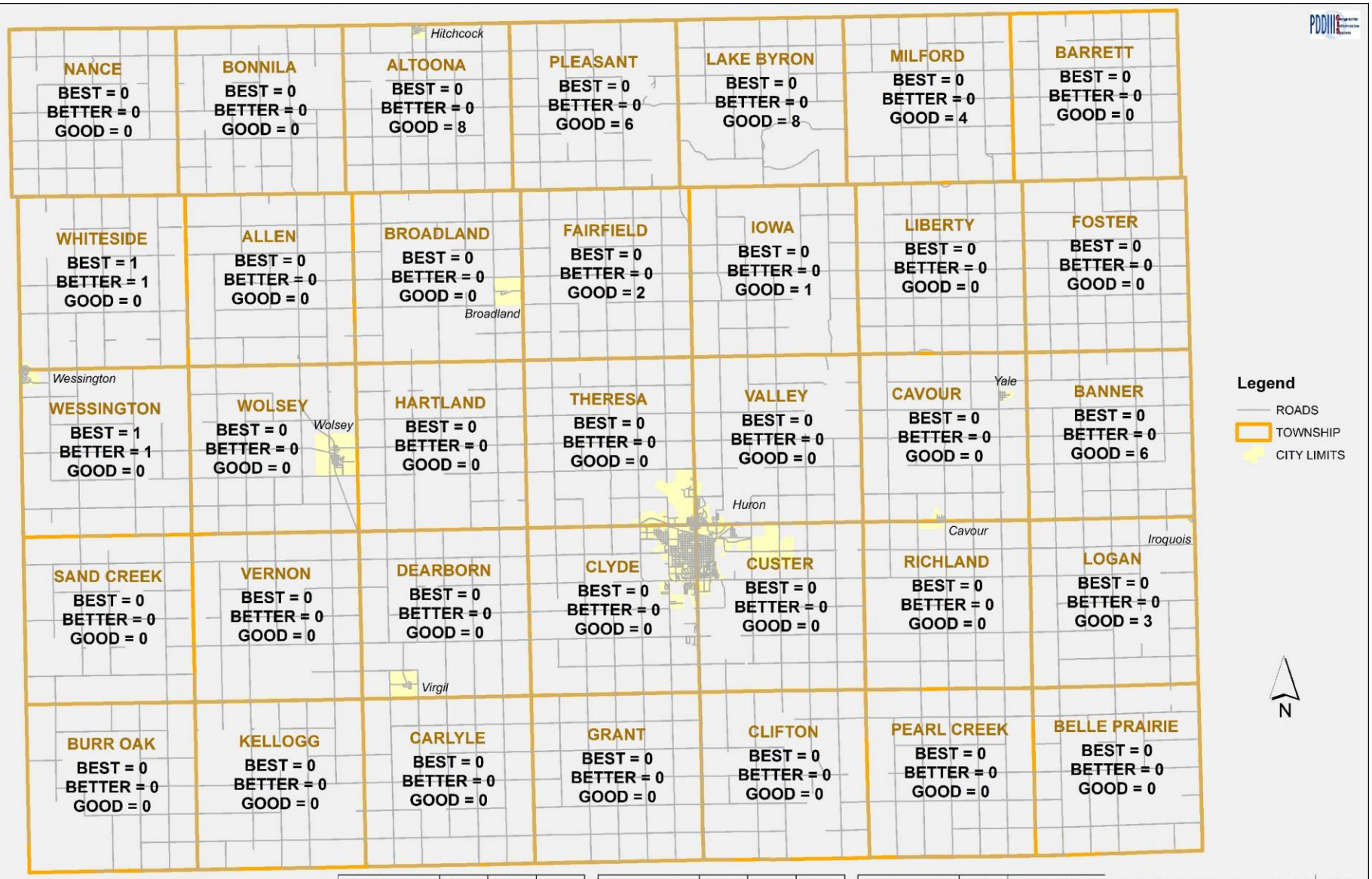
** CAFO HIGH WATER ANALYSIS **

TOWNSHIP NAME	BEST	BETTER	GOOD
ALLEN	0	0	0
ALTOONA	0	0	8
BANNER	0	0	6
BARRETT	0	0	0
BELLE PRAIRIE	0	0	0
BONNILA	0	0	0
BROADLAND	0	0	0
BURR OAK	0	0	0
CARLYLE	0	0	0

TOWNSHIP NAME	BEST	BETTER	GOOD
CAVOUR	0	0	0
CLIFTON	0	0	0
CLYDE	0	0	0
CUSTER	0	0	0
DEARBORN	0	0	0
FAIRFIELD	0	0	2
FOSTER	0	0	0
GRANT	0	0	0

TOWNSHIP NAME	BEST	BETTER	GOOD
HARTLAND	0	0	0
IOWA	0	0	1
KELLOGG	0	0	0
LAKE BYRON	0	0	8
LIBERTY	0	0	0
LOGAN	0	0	3
MILFORD	0	0	4
NANCE	0	0	0
PEARL CREEK	0	0	0

TOWNSHIP NAME	BEST	BETTER	GOOD
PLEASANT	0	0	6
RICHLAND	0	0	0
SAND CREEK	0	0	0
THERESA	0	0	0
VALLEY	0	0	0
VERNON	0	0	0
WESSINGTON	1	1	0
WHITESIDE	1	1	0
WOLSEY	0	0	0



BEADLE COUNTY

Concentrated Animal Feeding Operation (CAFO) sites 2015

** CAFO LOW WATER ANALYSIS **

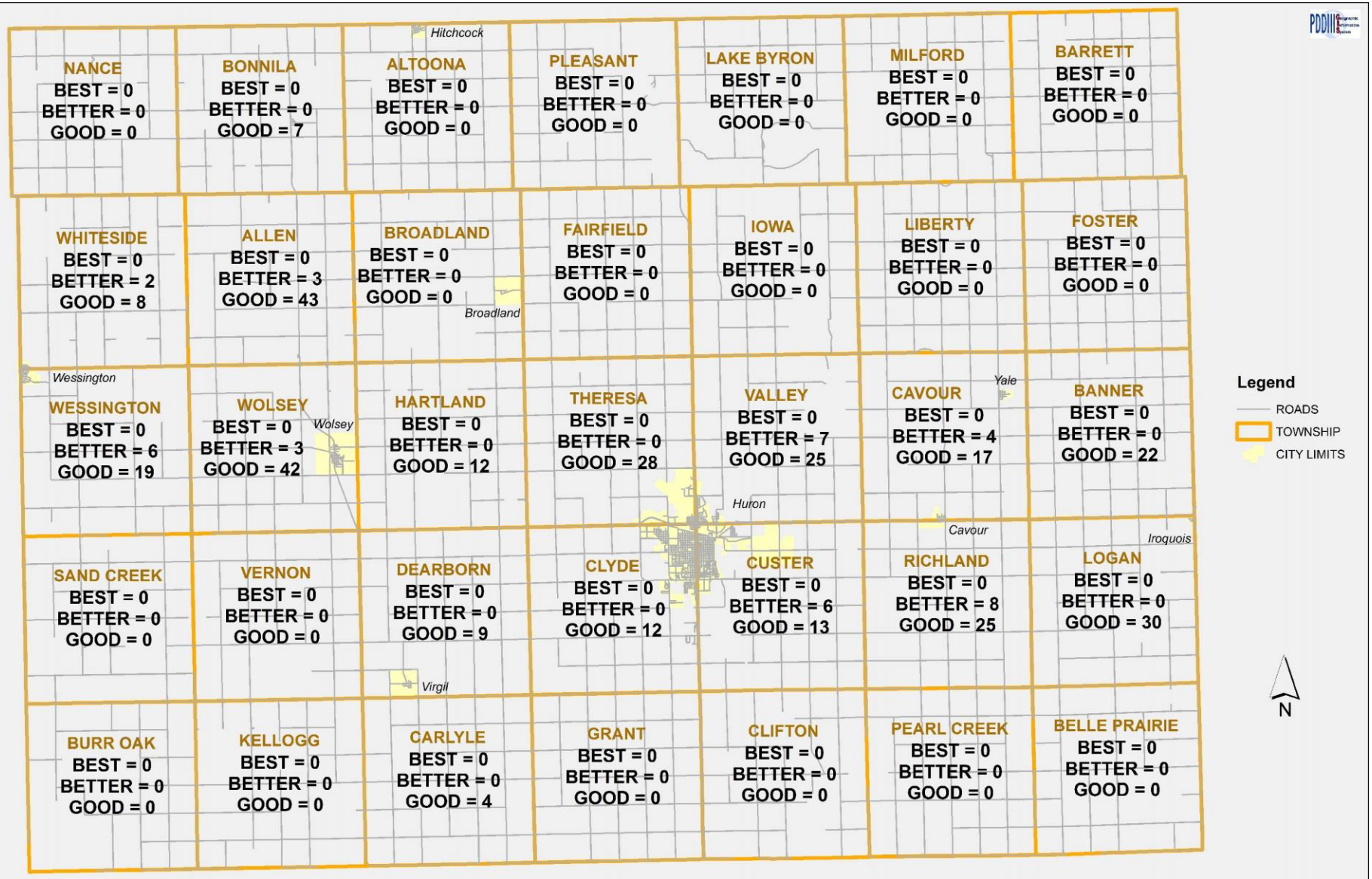
TOWNSHIP NAME	BEST	BETTER	GOOD
ALLEN	0	0	0
ALTOONA	0	0	8
BANNER	0	0	6
BARRETT	0	0	0
BELLE PRAIRIE	0	0	0
BONNILA	0	0	0
BROADLAND	0	0	0
BURR OAK	0	0	0
CARLYLE	0	0	0

TOWNSHIP NAME	BEST	BETTER	GOOD
CAVOUR	0	0	0
CLIFTON	0	0	0
CLYDE	0	0	0
CUSTER	0	0	0
DEARBORN	0	0	0
FAIRFIELD	0	0	2
FOSTER	0	0	0
GRANT	0	0	0

TOWNSHIP NAME	BEST	BETTER	GOOD
HARTLAND	0	0	0
IOWA	0	0	1
KELLOGG	0	0	0
LAKE BYRON	0	0	8
LIBERTY	0	0	0
LOGAN	0	0	3
MILFORD	0	0	4
NANCE	0	0	0
PEARL CREEK	0	0	0

TOWNSHIP NAME	BEST	BETTER	GOOD
PLEASANT	0	0	6
RICHLAND	0	0	0
SAND CREEK	0	0	0
THERESA	0	0	0
VALLEY	0	0	0
VERNON	0	0	0
WESSINGTON	1	1	0
WHITESIDE	1	1	0
WOLSEY	0	0	0

No High Water AID Map – Page Left Blank



BEADLE COUNTY

Agriculturally - related
Industrial Development (AID) sites 2015

** AID LOW WATER ANALYSIS **

TOWNSHIP NAME	BEST	BETTER	GOOD
ALLEN	0	3	43
ALTOONA	0	0	0
BANNER	0	0	22
BARRETT	0	0	0
BELLE PRAIRIE	0	0	0
BONNILA	0	0	7
BROADLAND	0	0	0
BURR OAK	0	0	0
CARLYLE	0	0	4

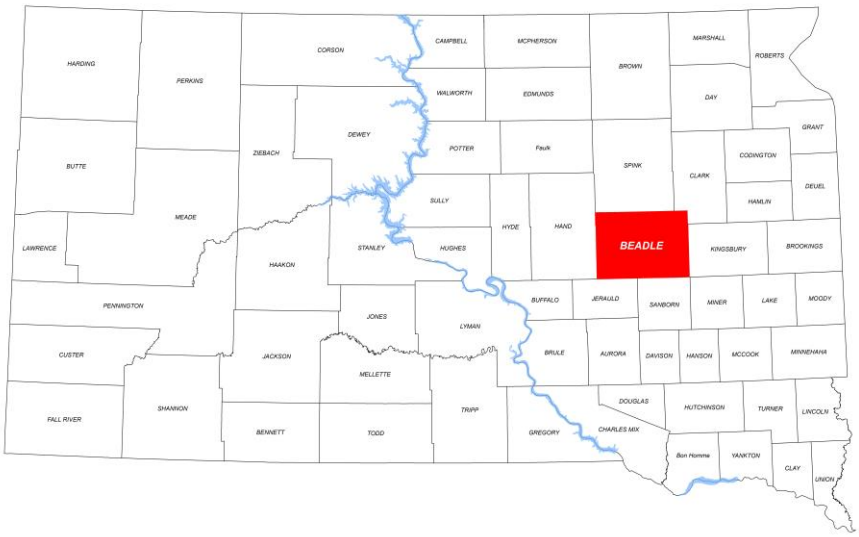
TOWNSHIP NAME	BEST	BETTER	GOOD
CAVOUR	0	4	17
CLIFTON	0	0	0
CLYDE	0	0	12
CUSTER	0	6	13
DEARBORN	0	0	9
FAIRFIELD	0	0	0
FOSTER	0	0	0
GRANT	0	0	0
HARTLAND	0	0	12

TOWNSHIP NAME	BEST	BETTER	GOOD
IOWA	0	0	0
KELLOGG	0	0	0
LAKE BYRON	0	0	0
LIBERTY	0	0	0
LOGAN	0	0	30
MILFORD	0	0	0
NANCE	0	0	0
PEARL CREEK	0	0	0
PLEASANT	0	0	0

TOWNSHIP NAME	BEST	BETTER	GOOD
RICHLAND	0	8	25
SAND CREEK	0	0	0
THERESA	0	0	28
VALLEY	0	7	25
VERNON	0	0	0
WESSINGTON	0	6	19
WHITESIDE	0	2	8
WOLSEY	0	3	42

APPENDIX I: SITE ASSESSMENT CRITERIA

Beadle County Location Map



The methodology developed for this study utilized an established set of criteria deemed critical to further the development of the subject properties while specifically addressing the suitability of a site for either a CAFO or an AID.

Sites possessing all of the criteria identified as critical within the analysis will be those most sought by potential developers. The occurrence of these sites may be somewhat rare. Therefore, sites under consideration for either a CAFO or AID may meet the majority of criteria, but may also be lacking in several specific areas. Any sites not meeting all the criteria may be burdened with a limitation thus requiring more specific analysis. In these cases, the feasibility of developing the site is highly dependent upon the identified limitation(s).

A limiting condition could be the availability of water volume at an identified potential CAFO site. For example, the water demand for a 3,000 head dairy is approximately five times greater than the needs of a 5,000 head sow operation even though each operation could generally be subject to similar zoning regulations. In this situation, the lack of water at a volume necessary for a dairy may lend the site to be more likely identified as a possible location for a swine facility. It should be noted that neither this example nor the analysis explores potential alternatives to the absence of adequate rural water volume such as upsizing water distribution infrastructure or securing an alternative water source, all of which hold the potential to mitigate this constraint thereby facilitating the proposed development. Rather, the analysis recognizes upgrading infrastructure identified as necessary to support rural economic development projects may increase the number of developable sites within the County. In other cases, however, failure to meet certain criteria, such as access to a quality road network, may result in a situation where development of the site becomes economically unfeasible

The site assessment criteria, depending upon whether or not the site is for a CAFO or AID project, have been divided into the three major categories to include: **Land Use Regulations**, **Environmental Constraints** and **Infrastructure**.

LAND USE REGULATIONS

Economic development planning in Beadle County must be conducted in concert with the County's overall economic development goals. All development activities, including those specifically related to agriculture need to be accomplished within the parameters set forth in local and regional planning documents. Land use or development guidance is traditionally provided via local documents such as comprehensive plans, zoning ordinances, policies, mission statements, and other local economic development plans and initiatives. The analysis reviewed said documents to determine cohesiveness with potential CAFO and AID development. The following is a synopsis of Beadle County's policies regarding economic, physical, and agricultural development.

Comprehensive Land Use Plan

Beadle County's most recent Comprehensive Plan was developed in 1998. The plan does not specifically address agricultural development such as animal feeding or agricultural product processing activities; although, the plan does include planning goals and principles

- Economic development – Every effort should be made to create a viable economy for Beadle County that will provide a livelihood for all of its residents and an adequate tax base for the County.

- Physical development – The natural resources of the County must be protected; their development must be in a manner, which will not be detrimental to the county. Conservation practices must be instituted in all parts of the County.

- Agriculture development – Farmland needs to be preserved from urban sprawl. Urban sprawl is occurring around the urban areas. People are building residential divisions in designated agricultural areas.

Zoning

Ideally, economic developers seek sites that are zoned and eligible for specific uses. The need to pursue a zoning change or conditional use permit introduces an additional step in the development process thus increasing development timeframes and costs. These steps or requirements also increase the uncertainty of approval given zoning changes are referable. Another issue is the super majority voting requirement necessary for a County's Board of Adjustment to approve a conditional use permit.

While the rural areas of Beadle County are reserved for agricultural uses, certain agricultural uses may require a case by case review. Generally speaking, concentrated animal feeding operations are one of the aforementioned uses. It is important to emphasize agricultural producers must maintain flexibility in their operations. Grain farmers are now choosing to spread their expenses over more acres to generate a small return over more acres. Like grain farmers, numerous livestock producers are choosing to accept smaller gains over larger numbers of animals to remain solvent. Beadle County's leadership recognizes a diverse agricultural industry, relying on cash crop and animal agriculture, promotes a sustainable, balanced agricultural economy. Concentrated animal feeding operations further these goals as

they create a demand for crops grown in the area, provide fertilizer for surrounding land, and yield a raw product which is, in some cases, directly sold to local residents.

General CAFO Policies in the Beadle County Zoning Ordinance:

- Beadle County supports the creation and expansion of concentrated animal feeding operations in rural areas.
- All CAFOs are required to comply with applicable state and federal regulations.
- All manure spreading within Beadle County requires appropriate separation from property lines, rights-of-way, specific water features, and various different land uses.
- CAFOs of greater than 1,000 animal units should meet minimum requirements of the South Dakota DENR General Permit.
- Beadle County does not prohibit the location of a CAFO over the shallow aquifer within the ordinance but may consider depth of the aquifer in the site review and conditional use permit process.

Concentrated Animal Feeding Operation Setbacks

Beadle County utilizes graduated setback requirements based upon the size of the CAFO. For example, a 3,000 head dairy is required to observe a minimum setback of **one mile** from established residences, schools and churches. This setback is further increased by one foot for each additional animal unit over 2,000. As for setbacks from municipalities, the same 3,000 head dairy can be no closer than **two miles** from a municipality with a population of 5,000 or greater. This analysis also used a 5,000 head sow operation for the purposes of a low water use CAFO. The setback requirements for the 5,000 head sow operation are identical to the 3,000 head dairy operation. Both the dairy and swine operations would also be required to be located at least **500 feet** from lakes, rivers and streams considered fisheries. Further all CAFO's are **prohibited in a designated 100 year flood plain**.

GIS point data for churches and schools was not readily available effectively removing them from the analysis. While it is possible that some of the sites identified in the analysis as "good", "better", or "best" may be impacted by the location of a church or school within one mile of a proposed CAFO site, it is believed this potential is minimal. All **42** sites in the analysis are currently zoned agricultural and either each of the individual identified parcels or a portion thereof meet setback and lot area requirements.

Commercial/Industrial Development

There is very little concentrated or clustered commercial/industrial activity at the county level. Beadle County's commercial and industrial properties are generally singular and adjacent to County and State hard surface roads. Commercial and industrial activities located in rural areas are generally not conducive to municipal or populated locales.

Joint Jurisdiction

Beadle County shares zoning jurisdiction with the City of Huron on lands determined to be "Agriculture Fringe" and all lands not zoned as "Agriculture". Generally, there is a CAFO setback from communities which precludes the sitting of a CAFO within a half mile of communities; this is not the case in Beadle County. Communities with a population of less than 5,000 have no buffer and those larger than 5,000 enjoy a two mile buffer. While the Beadle Zoning Ordinance does not mandate a set back from smaller communities a one mile buffer was incorporated into the analysis. It is possible that with cooperation of a participating municipality, AID sites could be located relatively close to a community.

Buildable Parcel

One criterion deemed necessary to facilitate development of either a CAFO or an AID was land area. A parcel of 40 buildable acres was set as the minimum for consideration within the analysis. In order to be considered, the property must have consisted of 40 contiguous acres and able to support development upon all 40 acres. Parcels without 40 buildable acres were not considered in the final analysis.

Proximity to Communities

The AID analysis also considered sites within one mile of a community or at specific locations identified by the County. This was done because many communities and counties have established growth plans for economic development within certain proximities of communities or at locations with existing infrastructure such as paved roads. Also since the parameters of the original AID analysis excluded all AID sites within counties without access to rail, the criterion of "proximity to a community" was defined as an adequate alternative for counties lacking rail facilities.

ENVIRONMENTAL

The location of shallow aquifers in relation to potential development sites was included in the analysis. In reviewing shallow aquifers, it is critical to note that they are included in the analysis for two distinct and very different reasons. Shallow aquifers may be utilized as a potential water source to support development. These same aquifers are also vulnerable to pollution due to their proximity to the surface and may be required to be protected via setbacks and development limitations.

While the potential exists for individuals to protest CAFO and AID developments locating over aquifers, Beadle County has not enacted nor currently enforces aquifer protection regulations more restrictive than the State of South Dakota. Therefore, sites situated over the shallow aquifer were considered eligible for development.

The analysis did consider local zoning setbacks from waters identified as fisheries by the State of South Dakota.

Prior to or contingent upon acquiring a parcel, it is assumed other environmental factors potentially affecting the property would be addressed via a Phase I Environmental Assessment or similar process. It is recommended that developers consider undertaking such an inquiry prior to executing a major commitment to a particular location.

INFRASTRUCTURE

The term infrastructure is broad though in the context of property development the term includes essential services such as water, sewer, electrical, telecommunications and roads. With regards to the rural site analysis process; access to quality roads, electrical capacity and water supply were deemed essential and indentified as site selection criteria.

Transportation

Access to quality roads was identified as critical to determining the development potential of a parcel. As such, the proximity of a potential development site to either a State or County road was established as one of the parameters in conducting the rural site analysis. In addition to utilizing the South Dakota Department of Transportation's road layer to identify roads and surface types, local experts were consulted to assist in identifying the road network. District III requested the Beadle County Highway Superintendent to identify segments of the county road system inadequate to support a CAFO or AID. Sites accessed only by township roads that were located further than one mile from the intersection of a County or State hard surface road were eliminated from the analysis.

A potential development site's proximity to certain road types impacted its designation. Those parcels abutting hard surface roads were consistently ranked higher than those served by gravel roads. In reviewing CAFO and AID sites, parcels adjacent to a County or State hard surface roads were designated "Better" or "Best" for transportation resources. Parcels within one mile of an intersection with a County or State road were designated "Good" for CAFO sites. Parcels within one mile of an intersection with a County or State hard surface road were designated "Good" for CAFO sites.

Access to rail was also considered to be an important factor in locating an AID site. Parcels adjacent to rail facilities were designated "Best". Parcels within one-half mile of rail were designated "Better" and those parcels within one mile of rail were designated "Good". The analysis also considered potential AID sites without rail within one mile of a community or at locations identified by the County. Those parcels within one mile of a municipality or at locations identified by the County are designated as "Good" or "Better".

Electric Supply

Access to three-phase power was designated as a site characteristics criterion for both CAFO and AID development. Planning and Development District III contacted the primary provider of electricity in the rural areas, Dakota Energy Cooperative, to obtain the location and capacity of the three-phase infrastructure within the county. All potential CAFO or AID developable parcels adjacent to a three-phase power line were designated "Best" for electricity resources. Whereas, parcels within one mile of a three-phase power line were designated "Better" and those within two miles of a three-phase power line were designated "Good".

Water Supply

The ability to secure specific information regarding a rural water system's operations to include storage, distribution, and capacities proved to be the most complex and difficult component of the infrastructure analysis. Due to this, water resources were evaluated differently than transportation and electric infrastructure. While transportation and electric infrastructure were classified based primarily upon location and availability of three-phase power, the analysis of rural water systems first required the evaluation of the water system, specifically, each system's supply and distribution capacities.

Development sites were then selected upon the proximity to water service. The classifications with regards to water supply and their respective criteria are as follows:

1. "**Best" Classification**

   a. CAFO

      i. High Water Use CAFO Site - If the site was adjacent to or within an area where a rural water system had sufficient supply ***and*** distribution capacity to provide 150,000 gallons per day, the site area was designated as "Best" for water resources.

      ii. Low Water Use CAFO Site - If the site was adjacent to or within an area where a rural water system had sufficient supply ***and*** distribution capacity to provide 30,000 gallons per day, the site area was designated as "Best" for water resources.

   b. AID

      i. High Water Use AID Site - If the site was adjacent to or within an area where a rural water system had sufficient supply ***and*** distribution capacity to provide 410,000 gallons per day, the site area was designated as "Best" for water resources.

      ii. Low Water Use AID Site - If the site was adjacent to or within an area where a rural water system had sufficient supply ***and*** distribution capacity to capacity to provide 30,000 gallons per day, the site area was designated as "Best" for water resources.

2. "**Better" Classification**

   a. CAFO

      i. High Water Use CAFO Site - If the site was within an area where a rural water system had either a sufficient supply ***or*** distribution capacity to provide 150,000 gallons per day, the site area was designated as "Better" for water resources.

      ii. Low Water Use CAFO Site - If the site was within an area where a rural water system had either a sufficient supply ***or*** distribution capacity to provide 30,000 gallons per day, the site area was designated as "Better" for water resources.

b. AID

i. High Water Use AID Site - If the site was within an area where a rural water system had either a sufficient supply ***or*** distribution capacity to provide 410,000 gallons per day, the site was designated as "Better" for water resources.

ii. Low Water Use AID Site - If the site was within an area where a rural water system had either a sufficient supply ***or*** distribution capacity to provide 30,000 gallons per day, the site area was designated as "Better" for water resources.

3. "Good" Classification

a. In the event the Rural Water System had **neither** supply **nor** distribution capacity to serve either a Low or High Water Use CAFO or a Low or High Water Use AID as defined above a "Good" designation was applied to those locations located within two miles but no closer than one-half mile of a shallow aquifer. The designation as "Good" for water resources was not applied to High Water Use AID sites due to the water volume requirements of High Water Use AID sites and the lack of available data regarding the capacity of shallow aquifers. Therefore High Water Use AID sites without a water resource designation of "Better" or "Best" were deemed unusable for the purpose of the analysis.

The site analysis sought to address whether the rural water system serving the region had excess water treatment capacity (supply) as well as their ability to serve potential properties (distribution). In order to address the issue of supply, Planning and Development District III requested location and capacity information from the Mid Dakota Rural Water System (MDRWS). Mid Dakota is the primary rural water system for the county. Mid Dakota was requested to provide information regarding their available treated water capacity. In addition, MDRWS was requested to notate, on maps, those geographic areas where distribution capacities of 30,000, 150,000, and 410,000 gallons per day were available.

Mid Dakota noted limitations with capacities whether supply of distribution; thereby, limiting their ability to meet the minimum requirements of the analysis. While Mid Dakota stated that the system may have an adequate supply of water depending upon the actual location of a proposed CAFO or AID; Mid Dakota further noted that only portions of their system had the necessary distribution infrastructure to deliver the minimum volumes. MDRWS identified zero sites where 150,000 gallons per day, the high water user CAFO "Best" requirement, could be provided. Although, there were numerous sites to which the minimum low water user CAFO "Best" requirement of 30,000 gallons per day was available.

Similar to the CAFO sites, there were also no locations within the Mid Dakota distribution system where the high water user AID site "Best" requirement of 410,000 gallons per day could be met. However, Mid Dakota did identify numerous sites that could to which they could provide water service of 30,000 gallons per day thus meeting the Low Water AID requirement.

Mid Dakota also identified areas within the system that presently could not meet the CAFO or AID water requirements without further evaluation by their engineer and/or infrastructure upgrades. Any costs associated with an engineering analysis would be borne by the applicant while potential system upgrades would require financing alternatives.

APPENDIX II: RESEARCH AND METHODOLOGY

This section describes the methodology utilized to evaluate the suitability of potential CAFO or AID development sites.

Step 1: Identification of Site Assessment Criteria

Table A1 lists the site assessment criteria identified as being necessary to conduct an analysis of potential sites. Utilizing these criteria as a guide, a variety of research methods were employed to compile the GIS data sets utilized within the analysis. Research efforts included the examination of local, regional, and state planning documents along with existing GIS data layers.

Table A1: Site Assessment Criteria

CAFO Criteria	AID Criteria
Access to County and State Road Network	Access to County and State Road Network
Proximity to Three-Phase Electricity Supply	Proximity to Three-Phase Electricity Supply
Proximity to Rural Water System	Proximity to Rural Water System
Capacity of Rural Water System	Capacity of Rural Water System
Location of Shallow Aquifer	Location of Shallow Aquifer
Buildable Parcel	Buildable Parcel
Existing Zoning Districts/Land Use Plans	Existing Zoning Districts/Land Use Plans
Proximity to Rural Residences & Communities	Proximity to Communities
County CAFO Zoning Setback Requirements	Proximity to Rail

Step 2: Evaluation of Site Assessment Criteria

After developing the data sets in **Table A1**, the analysis identified those site locations that:

1. Complied with zoning guidelines; and
2. Were in close proximity to infrastructure necessary to support either CAFO or AID development.

<u>Concentrated Animal Feeding Operation (CAFO) Analysis</u>

The GIS analysis removed all parcels within the County from consideration that:

1. Were not within one mile of a County or State road.
2. Were not within two miles of three phase electric power;
3. Did not meet the (county specific i.e. half mile) setback from (county specific uses i.e. - existing residences, churches, businesses and commercially zoned areas);
4. Did not meet the (county specific i.e. half mile) setback from municipalities; and
5. Were situated over the shallow aquifer (if a county has aquifer protection regulations).
6. Did not meet the minimum standards for available water.
7. Did not contain a buildable footprint of at least 40 acres.

After applying the local zoning and buildable footprint requirements to each site, the availability of necessary infrastructure was incorporated into the analysis. The general location of available water, electric and road infrastructure was applied to the remaining sites to establish "Good", "Better" and "Best" hierarchy of potential development sites. **Table A2** exhibits the minimum requirements necessary for a site to be classified as "Good", "Better" or "Best" for **CAFO development**.

Table A2: CAFO Hierarchy Classification Requirements

Location Criteria	Description	Good	Better	Best
Roads	Site is adjacent to County/State hard surface road		X	X
	Site is within one (1) mile of an intersection with a County/State road	X		
Water	Site is adjacent to rural water system area that has both supply and distribution capacity to provide 150,000 gallons per day or 30,000 gallons per day			X
	Site is adjacent to or within rural water system area that has either supply or distribution capacity to serve either 150,000 gallons per day or 30,000 gallons per day		X	
	Site is within two (2) miles but no closer than ½ mile of shallow aquifer in those counties with aquifer protection regulations or Site is within two (2) miles of shallow aquifer and may be located over shallow aquifer in those counties without aquifer protection regulations	X		
Electricity	Site is adjacent to three phase power			X
	Site is within one (1) mile of three phase power		X	
	Site is within two (2) miles of three phase power	X		
Zoning	Site meets county zoning setback requirements	X	X	X
Aquifer	Site meets county aquifer protection regulations (if applicable)	X	X	X
Buildable Parcel	Site contains buildable area of at least forty (40) acres	X	X	X

Agriculturally-related Industrial Development (AID)

The GIS analysis removed all parcels within the County from consideration that:

1. Were not within one mile of a County or State hard surface road.
2. Were not within two miles of three phase electric power;
3. Were not within one mile of rail, if applicable;
4. Were not within one mile of a community or at locations identified by the county
5. Were situated over the shallow aquifer (if a county has aquifer protection regulations).
6. Did not meet the minimum standards for available water.
7. Did not contain a buildable footprint of at least 40 acres.

After applying the required location based site assessment criteria to each site, the availability of necessary infrastructure was incorporated into the analysis. The general location of available water, electric, rail and road infrastructure was applied to the remaining sites to establish "Good", "Better" and "Best" hierarchy of potential development sites. **Table A3** exhibits the minimum requirements necessary for a site to be classified as "Good", "Better" or "Best" **for AID development**.

Table A3: AID Hierarchy Classification Requirements

Location Criteria	Description	Good	Better	Best
Roads	Site is adjacent to County/State hard surface road		X	X
	Site is within one (1) mile of an intersection with a County/State hard surface road	X		
Rail	Site is adjacent to rail facility			X
	Site is within one half ½ mile of rail facility		X	
	Site is within one (1) mile of rail facility	X		
Water	Site is adjacent to or within rural water system area that has either supply or distribution capacity to serve 410,000 gallons per day or 30,000 gallons per day			X
	Site is adjacent to or within one (1) mile of rural water system area that has either supply or distribution capacity to serve 410,000 gallons per day or 30,000 gallons per day		X	
	Site is within two (2) miles but no closer than one half (½) mile of shallow aquifer in those counties with aquifer protection regulations or Site is within two (2) miles of shallow aquifer and may be located over shallow aquifer in those counties without aquifer protection regulations	X		
Electricity	Site is adjacent to three phase power			X
	Site is within one (1) mile of three phase power		X	
	Site is within two (2) miles of three phase power	X		
Zoning	Site is zoned for commercial/industrial development			X
	Site is identified in land use plan for commercial/industrial development		X	
	Site is neither identified or zoned for commercial/industrial development	X		
Proximity	Site is within one (1) mile of community	X	X	
Aquifer	Site meets county aquifer protection regulations (if applicable)	X	X	X
Buildable	Site contains buildable area of at least forty (40) acres	X	X	X

Step 3: Site Development Recommendations

Based on the analysis, **42** sites were classified as Good, Better, or Best for CAFO development **(Table A4)** and **355** sites were classified as Good, Better, or Best for AID development (**Table A5**).

While this study only identifies those sites that met the required criteria for the analysis, it should be noted that other sites within the county may be satisfactory for CAFO and AID development. Sites not within the specified distance of a hard surfaced county or state road or does not have desired infrastructure (rail, water, power) within close proximity does not necessarily negate its development potential.

Table A4:
Beadle County CAFO Sites by Hierarchy Classification

CAFO Site Classification	Good Sites	Better Sites	Best Sites
Low Water CAFO	38	2	2
High Water CAFO	38	2	2

Table A5:
Beadle County AID Sites by Hierarchy Classification

AID Site Classification	Good Sites	Better Sites	Best Sites
Low Water AID	316	39	0
High Water AID	0	0	0

APPENDIX III: CONTACT INFORMATION

Planning & Development District III

Executive Director: Greg Henderson
GIS Coordinator, GISP: Harry Redman
Community Development Specialist: Brian McGinnis
Phone: (605) 665-4408

First District Association of Local Governments

Executive Director: Todd Kays
GIS Coordinator: Ryan Hartley
Phone: 605-882-5115

Northeast Council of Governments

Executive Director: Eric Senger
Phone: 605-626-2595

Beadle County

Director of Equalization & Zoning Administrator: Pat Tschetter
Phone: (605) 353-8408
Highway Superintendent: Merl Hanson
Phone: (605) 353-8441

Rural Water Systems

Mid Dakota Rural Water System (MDRWS)
Kurt Pfeifle
Email: kurt.pfeifle@mdrws.com
Phone: (605) 853-3159

Electric Providers

Dakota Energy Cooperative
Lynn Kruse Director of Operations
Email: dakotaenergy@dakotaenergy.coop
Phone: (800) 353-8591

Other Resources - Aquifer

First Occurrence of Aquifer Materials in Beadle County, South Dakota
Department of Environment and Natural Resources
Division of Financial and Technical Assistance
Geological Survey Aquifer Materials Map 15
Layne D. Schulz and Kyle N. Smith, 2003
http://www.sdgs.usd.edu/pubs/pdf/AM-15_20030528.pdf