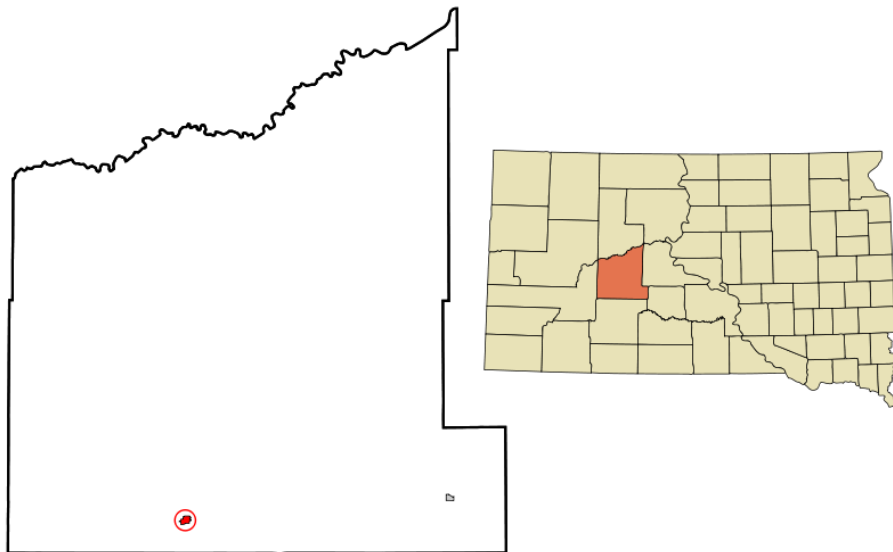


# PHILIP, SOUTH DAKOTA COMPREHENSIVE PLAN (2009 – 2034)



**PREPARED BY THE CENTRAL SOUTH DAKOTA ENHANCEMENT  
DISTRICT AT THE REQUEST OF THE PHILIP CITY COUNCIL**

## **ACKNOWLEDGEMENTS**

This Comprehensive Plan is a collaborative document that has been forged by several people, businesses, organizations and government entities. This document expresses the perseverance, determination, and civic pride that exist in the City of Philip.

Through the preparation and adoption of this Comprehensive Plan, the governing officials of Philip have expressed their intent for orderly and efficient growth and development in the community and surrounding area.

**Mayor:** John Hart

**Council Members:** Monte Palecek, Michael Vetter, Tom Struble, John Kangas, Greg Arthur, and Shirley Chin

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**Public Works Director:** Matt Reckling

**Street/Sewer Superintendent:** Rick Coyle

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# **CHAPTER 1: INTRODUCTION**

## **1.1 PURPOSE, AUTHORIZATION AND ADOPTION**

### **1. PURPOSE OF THE COMPREHENSIVE PLAN**

There are three primary imperatives of this document:

- (1) To address community goals and objectives that provide for the long term health, safety, and general welfare of the municipality;
- (2) To provide guidance regarding potential land uses and the timing of future development so that both public and private interests can make informed fiscal decisions in the areas of real estate and capital investments; and
- (3) To provide the Philip City Council with policies for future planning decisions and the methods and justification to control land use through zoning, City ordinances, and other enforcement controls.

### **2. AUTHORIZATION UNDER STATE LAW**

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

### **3. DEVELOPMENT AND ADOPTION**

The Philip City Council has adopted this document in accordance with state codified law. While creating this Comprehensive Plan, the City Council has used historical research, detailed inventories and assessments, and discussion sessions at City Council meetings. This Comprehensive Plan is intended to direct the City in its implementation of zoning regulations, building regulations, capital improvements, plans, and other related policies.

### **4. AREA OF PLANNING JURISDICTION**

The City of Philip shall, under South Dakota statutes, have the authority to control development within the corporate limits of Philip.

### **5. INTERGOVERNMENTAL CONSIDERATIONS**

A Comprehensive Plan impacts not only persons living within the study area, but also those residing and working throughout the Philip area. As a result, input was gained from the Philip Chamber of Commerce and the public at large.

## **6. APPROPRIATE USE OF THE COMPREHENSIVE PLAN**

South Dakota laws require that zoning districts must be in accordance with the Comprehensive Plan. The intent of this document is to demonstrate the most suitable use of land within the study area, based on the potential expansion and development of the community.

## **7. COMPREHENSIVE PLAN PUBLIC HEARING**

On October 12, 2009, the Philip City Council held a public hearing regarding the content of this Comprehensive Plan. The purpose of the meeting was to discuss Philip's plans for future growth and development through the year 2034.



## CHAPTER 2: HISTORY OF PHILIP

### 2.1 PHILIP'S BEGINNINGS

In 1881, James (Scotty) Philip “the man who is credited with saving the buffalo,” relocated his ranch to the mouth of the Grindstone Creek along the Bad River. This ranch land was a part of the Great Sioux Indian Reservation where it was illegal for whites to ranch there unless they had a Native American wife. Scotty’s wife Sarah Larribee was part Native American and this allowed the Philip’s to ranch on the reservation without fear of encroachment. This ranch-site was near the present day location of Philip and served as the home base of Scotty’s ranch operations for several years. While Scotty operated his ranch-site, he and neighbor Dan Powell established a post office. This post office was named Philip after him and was later moved into the new town bearing his name. Scotty then met a man by the name of Pete Dupree who managed to catch five buffalo calves during the last big hunt on the Grand River in 1881. After Pete’s death, Scotty decided to save the species by purchasing Dupree’s herd of 74 buffalos. The herd had grown to nearly 1,000 head by the time Scotty died in 1911.

In 1890 Stanley County was formed and the land near Philip was opened to settlement in 1898. With the railroad coming to town, Philip came into being in 1907. Philip was officially incorporated by Stanley County in 1908. In 1914 the people of Stanley County voted to split the western half of Stanley County into Jackson County and Haakon County. After Haakon County was created, the communities of Midland, Lucerne, and Philip vied for the County Seat. Philip was eventually chosen due to its ideal location and railroad access. The building of a schoolhouse and courthouse would soon follow. A new 3-story courthouse was built in the 1930’s and still acts as Haakon County’s courthouse today. The town’s population would boom from near zero in 1907 to 578 in 1910 and later reached 786 by 1930.

Philip’s population would continue to grow and prosper during the 1940’s, 1950’s, and peak at 1,114 in the 1960’s. From that point forward Philip’s population steadily declined during the 1970’s, 1980’s, 1990’s, and fell to 885 by 2000. However, the core of the community has remained strong and vibrant. Philip celebrated their centennial in 2007.



*PICTURE 1: James “Scotty” Philip*



*PICTURE 2: Haakon County Farmstead*

## **CHAPTER 3: DEMOGRAPHICS**

**Demographics Goal:** To properly utilize population and economic demographics when making future land use and zoning decisions.

### **Demographics Objectives**

- Assess Philip’s population demographics
- Assess Philip’s economic demographics

### **3.1 HISTORIC POPULATION TRENDS**

Historical, present, and projected data from both the United States Census Bureau and South Dakota State University (SDSU) - Rural Data Center (RDC) for Philip has been assembled to chart past trends, assess current data, and to derive estimates relating to the future population of Philip. These numbers will be used to guide the decision making process as it relates to addressing future housing, school, and land use development needs. It is important to remember that these population figures not only represent the total population, but also chart the diversity of age and race.

**TABLE 3-1: TOTAL POPULATION - PHILIP**

<b>Year</b>	<b>Population</b>	<b>Change</b>
<b>1910</b>	578	-
<b>1920</b>	647	+ 11.9%
<b>1930</b>	786	+ 21.5%
<b>1940</b>	833	+ 5.9%
<b>1950</b>	810	- 2.8%
<b>1960</b>	1114	+ 37.5%
<b>1970</b>	983	- 11.7%
<b>1980</b>	1088	+ 10.7%
<b>1990</b>	1077	- 1.1%
<b>2000</b>	885	- 17.8%
<b>Projected for 2010</b>	769	- 13.1%
<b>Projected for 2020</b>	701	- 8.9%

The nearly 37.5% population increase from 1950 to 1960 may be attributed to the construction of the Oahe Dam, which caused the populations of Pierre, Fort Pierre, and surrounding communities to boom. Some of the construction worker’s families may have lived in Philip during the construction period of the dam lasting from 1948 to 1962.

Outside of this population spike, Philip’s population has steadily declined throughout the years, with the exception of 1970 -1980 which experienced a 10.7% increase in population. The 2010 and 2020 estimates for Philip were derived from SDSU – RDC’s county projections. Between 2000 and 2010 Haakon County is projected to lose 13.1% of its population, and decrease an additional 8.9% from 2010 to 2020. The number of persons per household in Philip also decreased from 2.58 in 1990 to 2.28 in 2000 and is projected to decrease even further by 2010. The following tables reflect Philip’s current demographics in regards to age, sex, and population.

**TABLE 3-2: LAND AREA AND POPULATION DENSITY – 2000 CENSUS DATA - PHILIP**

<b>Philip Land Area in Square Miles</b>	.58
<b>Total Population</b>	885
<b>Average Population per Square Mile</b>	1,525

**TABLE 3-3: RACE DISTRIBUTION – CENSUS 2000 DATA – PHILIP**

<b>Total Population</b>	885
<b>White</b>	846
<b>American Indian and Alaska Native</b>	28
<b>Other</b>	11

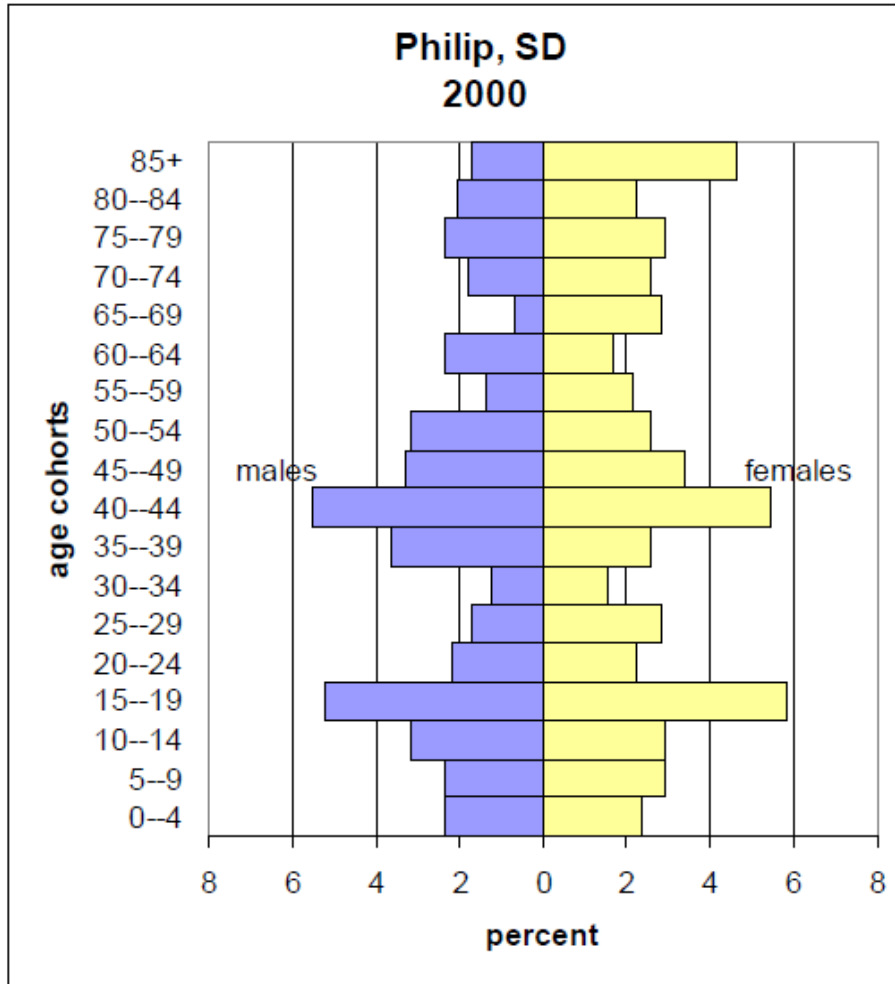
**TABLE 3-4: AGE DISTRIBUTION – 2000 CENSUS DATA- PHILIP**

<b>Total Population</b>	<b>885</b>
<b>Median Age</b>	<b>42.4</b>
<b>Under 5 years</b>	42
<b>5 to 9 years</b>	47
<b>10 to 14 years</b>	54
<b>15 to 19 years</b>	98
<b>20 to 24 years</b>	39
<b>25 to 29 years</b>	40
<b>30 to 34 years</b>	25
<b>35 to 39 years</b>	55
<b>40 to 44 years</b>	97
<b>45 to 49 years</b>	59
<b>50 to 54 years</b>	51
<b>55 to 59 years</b>	31
<b>60 to 64 years</b>	36
<b>65 to 69 years</b>	31
<b>70 to 74 years</b>	39
<b>75 to 79 years</b>	47
<b>80 to 84 years</b>	38
<b>85 years and over</b>	56

**TABLE 3-5: SEX DISTRIBUTION – 2000 CENSUS DATA – PHILIP**

All ages – female	477
All ages – male	408
20 years and over – female	352
20 years and over – male	292
65 years and over – female	135
65 years and over – male	76
All ages % of total population under 20	27.2%
All ages % of total population 65 and over	23.8%

**TABLE 3-6: POPULATION PYRAMID – 2000 CENSUS DATA/SDSU-RDC**



**TABLE 3-7: POPULATION DISTRIBUTION CENSUS DATA – PHILIP**

Year	<18	18-44	45-65	65+	Median Age
1990	371	357	153	196	-
2000	204	293	177	211	42.4

**TABLE 3-8: POPULATION DISTRIBUTION CENSUS DATA – HAAKON COUNTY**

Year	<18	18-44	45-65	65+	Median Age
1990	923	891	430	380	-
2000	564	706	530	396	41

**TABLE 3-9: HISTORICAL POPULATION DISTRIBUTION DATA – STATEWIDE**

Year	<18	18-44	45-65	65+	Median Age
1960	262,163	216,206	130,632	71,513	27.7
1970	241,175	211,547	133,261	80,274	27.4
1980	205,606	264,564	129,579	91,019	28.9
1990	198,973	272,778	122,139	102,114	32.4
2000	202,649	284,033	160,031	108,131	35.6

A few assumptions can be derived from the charts above that may be useful in future planning and development decisions.

- 1) The number of retirement age citizens (65+) will continue to increase
- 2) The median age in Philip will approach 44 in ten years
- 3) The number of young people (<18) will continue to slowly decline
- 4) The overall population of Philip will continue to decrease over time

There are many other assumptions that may be made based upon the above charts. These population numbers will help Philip in determining projected future growth patterns, anticipating demand for housing needs, locating public facilities and utilities, and making other policy decisions. Population data should be updated as new decennial census data becomes available.

### **3.2 ECONOMIC PROFILE OF PHILIP/HAAKON COUNTY**

Understanding historical and present economic conditions will aid in making future decisions that relate to the economy of Philip and Haakon County. Past economic advantages gained by relative isolation in western South Dakota will continue to diminish as transportation continues to improve. Day trips to Rapid City or Pierre will become more and more common and local business will have to compete not just across town but across the state.

According to the United States Census Philip’s household income nearly doubled from \$19,760.00 in 1989 to \$41,994.00 in 1999. The number of persons over the age of 16 in the labor force also increased during that same period from 414 in 1989 to 479 in 1999, and this occurred despite the fact that Philip’s population actually decreased from 1,077 in 1990 to 885 in 2000.

The data in the tables below was obtained from Regional Economic Information System/ Bureau of Economic Analysis, US Economic Census; both provide an overview of past and present economic trends in Haakon County.

**TABLE 3-10: INCOME – HAAKON COUNTY**

	1969	1979	1989	1999
<b>Population</b>	2,834	2,693	2,715	2,246
<b>Per Capita Income</b>	3,474	8,004	15,066	28,079
<b>Median Household Income</b>	9,844	21,554	40,905	64,679

**TABLE 3-11: EMPLOYMENT TYPES - HAAKON COUNTY**

Employment	1990	2000	% Change
<b>Civilian Labor Force (Full/Part Time)</b>	1,653	1,648	- .3%
<b>Farm</b>	433	418	- 3.5%
<b>Non-Farm</b>	1,220	1,230	+ .8%
<b>Manufacturing</b>	152	137	- 10.9%
<b>Services</b>	289	315	+ 9.2%
<b>Government</b>	209	184	- 14.0%

**TABLE 3-12: TAXABLE SALES - HAAKON COUNTY (IN \$ THOUSANDS)**

Industry	1992	1997	2002 <sup>1</sup>
<b>Agri./Fish</b>	D	D <sup>2</sup>	D
<b>Mining</b>	D	D	D
<b>Construction</b>	D	D	D
<b>Manufacturing</b>	D	D	D
<b>Trans/Utility</b>	D	D	D
<b>Wholesale Trade</b>	17,000	62,431	18,057
<b>Retail</b>	15,000	D	23,707
<b>Fin./Ins./Real-estate</b>	D	D	D
<b>Professional Serv.</b>	D	342	D
<b>Accommodations &amp; Food Services</b>	D	1,270	967
<b>Other Services</b>	2,000	1,408	1,571
<b>Totals</b>	34,000	65,451	44,302

<sup>1</sup> The code system used to calculate economic census data changed between 1997 (SIC) and 2002 (NACIS), comparisons therefore do not fully correspond.

<sup>2</sup> Withheld to avoid disclosing data of individual companies; data are included in higher level totals

## **CHAPTER 4: ENVIRONMENTAL**

**Environmental Goal:** To sustain an environmental strategy that supports an interworking relationship between the physical and built environment.

### **Environmental Objectives**

- Assess Philip's Topographic and Soil Classifications
- Assess Philip's Slope Stability, Hydrology, and Climate

This chapter gives general information, key findings, and examines critical issues associated with the topographic characteristics of the Philip area. Information provided in this chapter will assist in guiding policy decisions in the formulation of this comprehensive plan. Being familiar with an area's physical surroundings is a necessary component of sustainable long-range land use planning. The physical environment's topography, geology, soils, hydrology, and overall climate all shape an area's growth and land use development patterns. This chapter summarizes the main attributes of the City's natural environment, giving City policy makers, land owners, and citizens the opportunity to consider positive and negative natural characteristics that could potentially shape future development within the City of Philip.

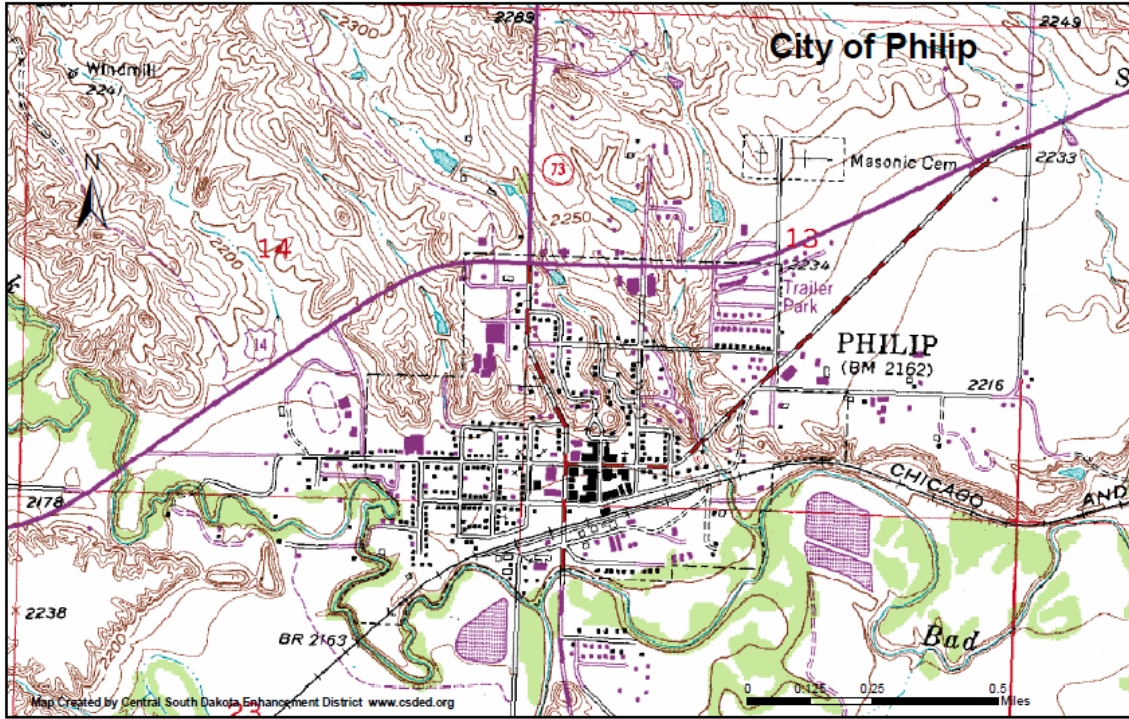
### **4.1 TOPOGRAPHY**

The topography of Haakon County near Philip consists of rolling hills, and high plains. Much of the area contains rangeland and farm land. Philip itself is situated in the Bad River Valley with hilly terrain to the north and south. The northern portion of the City is at a higher elevation with surrounding ridges ranging from 2,200 – 2,250 feet. The southern portion of Philip is located in the Bad River Valley that ranges in elevation from 2,150 – 2,200 feet. Philip's Topography Map is illustrated in Figure 4-1. The older portion of the City lies to the south in the river valley near the railroad line and the newer built sections are located to the North and West.

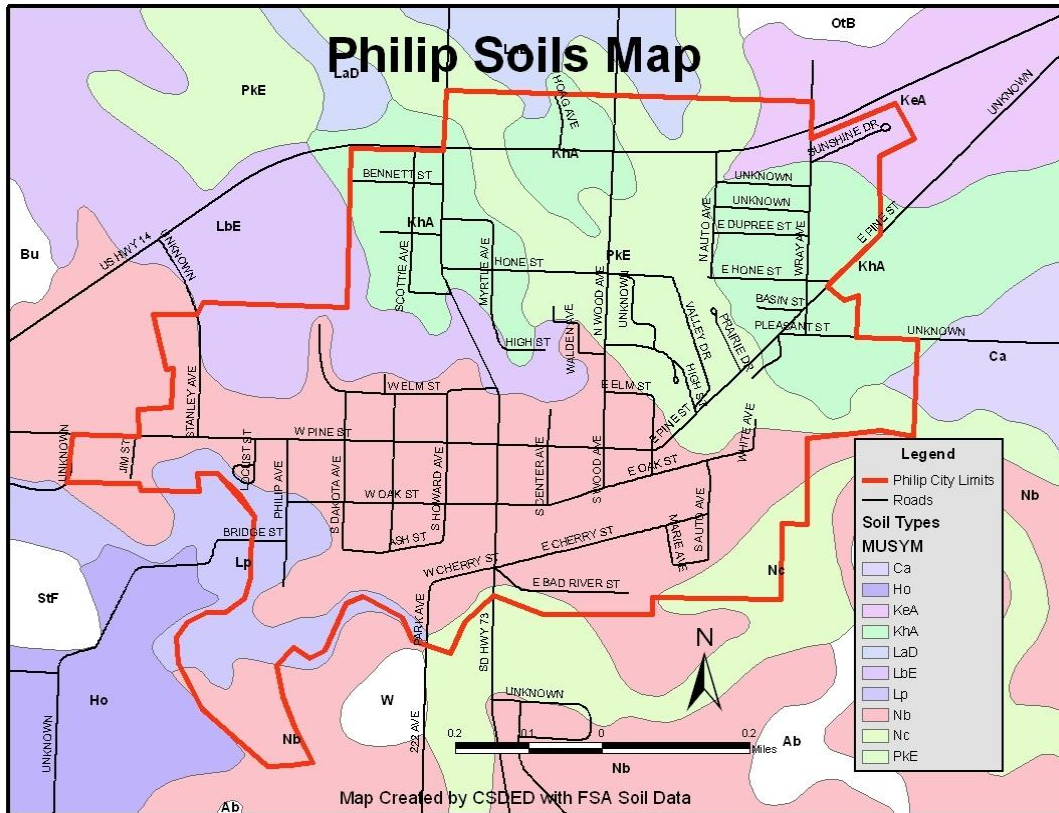
### **4.2 SOILS**

The City of Philip and surrounding area consists of the following soils; (Nb) Nimbrosilty clay loam, (LbE) Lakoma-Vivian complex - 9 to 25 percent slopes, (KhA) Kirley-Mosher complex - 0 to 2 percent slopes, (PkE) Pierre-Samsil clays - 15 to 25 percent slopes, (LaD) Lakoma silty clay - 6 to 15 percent slopes, (Ca) Canning Loam, (Nc) Nimbrosilty clay loam - channeled, (Ho) Hilmoesilty clay, (OtB) Ottumwasilty clay - 3 to 6 percent slopes, and (Lp) Lohmiller silty clay - 6 to 15 percent slopes. Due to their low degree of slope and overall stability the built environment of the City is primarily constructed on the two main soil types (Nb) Nimbrosilty clay loam and (KhA) Kirley-Mosher complex. Philip's soil types are illustrated in FIGURE 4-2: PHILIP SOILS MAP – DATA LAYER (USDA-NRCS).

**FIGURE 4-1: PHILIP TOPOGRAPHY MAP - DATA LAYER (USGS)**



**FIGURE 4-2: PHILIP SOILS MAP - DATA LAYER (USDA-NRCS)**





### 4.3 SLOPE STABILITY AND LANDSLIDES

With all new development or construction landslides and slumps (landmass surface failures) can result from one or more of the following factors: over-loading the top of a slope, construction of non-compacted fills, digging out the base of a slope, constructing on unstable sites, constructing fill over exposed groundwater or improper channeling of surface water. For all new construction in Philip, planning and engineering must be used as tools to mitigate against hazards posed by hilly topography, high degrees of slope, and soil instability.

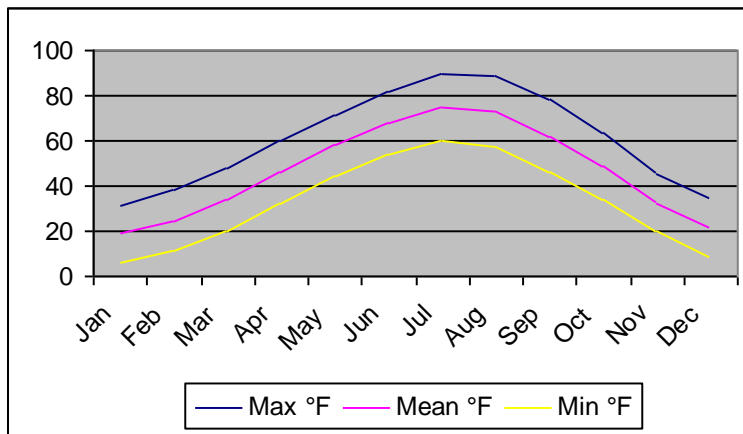
### 4.4 HYDROLOGY

The majority of the water derived from Philip comes in the form of precipitation which is 17 inches annually or the inflow of the Bad River by sources of precipitation upstream. The Bad River runs eastward toward the Missouri River near the southern edge of Philip and acts as a natural drainage system for water that drains downhill from the hilly terrain on the City's northern edge. The City of Philip also has Waggoner Lake which is a reservoir located three miles north of town. The size of the lake is 107 surface acres and its maximum depth is 21 feet.

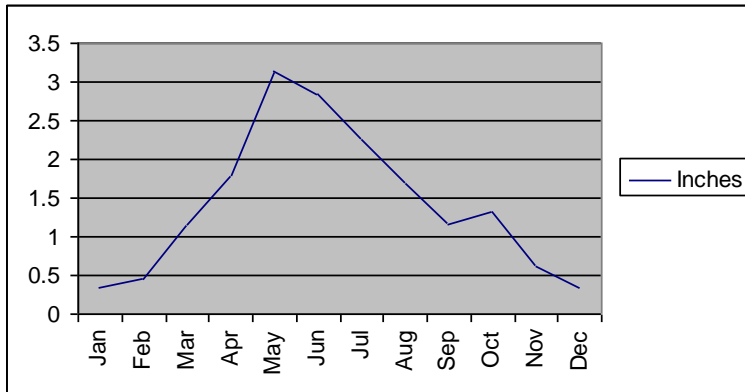
### 4.5 CLIMATE

Philip's climate is very typical of western South Dakota with hot dry summers and moderate winters. Philip's mean temperature ranges from 18.9° Fahrenheit (F) in January to 74.4° F in July. Philip's temperature range from highs of 100° F to lows below 0° F. Philip's annual precipitation averages 16 – 17 inches per year with the majority of that precipitation occurring during the growing season from April through July. Weather patterns in Philip vary from year to year.

**FIGURE 4-3: PHILIP'S NORMAL TEMPERATURE (FAHRENHEIT), REPORTED: PHILIP 1 S WEATHER STATION**



**FIGURE 4-4: PHILIP'S NORMAL PRECIPITATION (INCHES), REPORTED:  
PHILIP 1 S WEATHER STATION**



## **CHAPTER 5: INFRASTRUCTURE & DRAINAGE MANAGEMENT**

**Infrastructure & Drainage Management Goal:** To support a cost effective infrastructure & drainage management strategy that meets Philip's long term water, waste water, storm drainage, solid waste management, and other infrastructure needs.

### **Infrastructure & Drainage Management Objectives**

- Address Philip's Drainage Management Needs
- Assess Philip's Water & Waste Water Needs
- Address Philip's Solid Waste Management Needs

### **5.1 DRAINAGE MANAGEMENT**

As indicated in FIGURE 2: CITY OF PHILIP'S NATIONAL FLOOD INSURANCE PROGRAM RATE MAP, portions of Philip's southern sections designated as Zone A are located along the floodplain of the Bad River and are relatively flat. The City of Philip is a participating community and in good standing with the National Flood Insurance Program. Philip's topography of steep high hills to the north and low lying areas to the south acts as a natural drainage system. However in some areas, for example the steep slopes and limited topographic relief that exists along the hills south of US HWY 14 extending from SD HWY 73 to Wood Ave. increases the likelihood of the following factors during severe weather events; a higher occurrence of soil erosion, the increased speed of storm water runoff, and raising the overall amount of storm water volume that collects in central Philip. The installation of a storm water drainage system with the initial collection point beginning at Walden Ave. south of Hone Street could help alleviate some of central Philip's drainage concerns. The drainage system will extend east on Division Street, south on Walden Ave., east on High Street, and south on Wood Ave. until it trunks with the existing storm drainage system at E. Pine Street and Wood Ave. that drains into the Bad River. This system will also be installed on Wood Ave. from US HWY 14 to E. Pine Street.

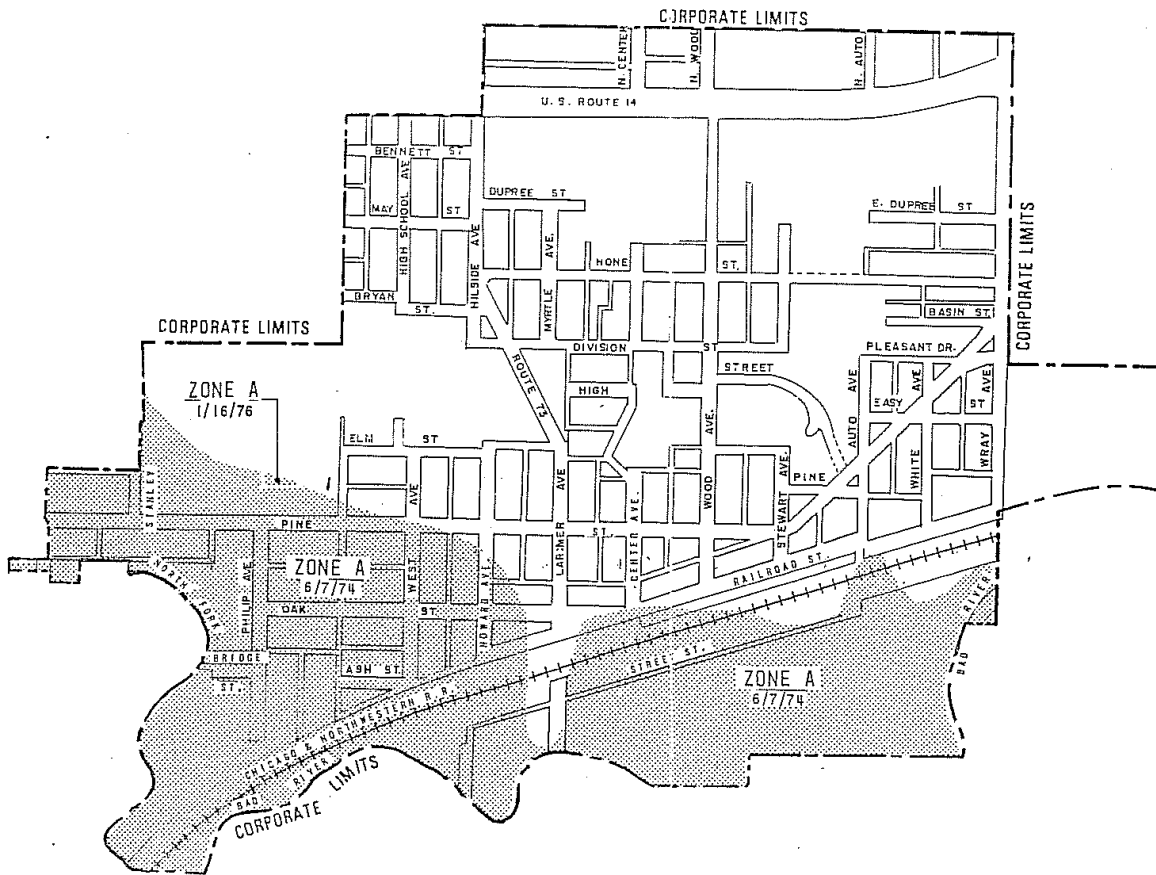
For the installation of a central storm drainage system, additional engineering studies will need to be performed to better define the scope of work for the project. Another potential location for a storm sewer project is Oak Street from Philip Ave. to Larimer Ave., Howard Ave. from W. Pine Street to Ash Street, and West Ave. from W. Pine Street to Ash Street. This drainage system will then trunk into the city's current storm drainage system at Oak Street and West Ave. This system would alleviate some of the drainage concerns in Philip's southwest corner. Land surveys and a cost benefit analysis would need to be performed in order to determine if the installation of a storm drainage system along Oak Street is a viable, feasible, or worthwhile project.

As a part of Philip's future drainage management strategy the City must continue to; regulate building in the flood plains, make use of the City's natural drainage system to manage storm water runoff, assess new development priorities, and address long term needs for future capital improvements.

## 5.2 DRAINAGE LAKE WAGGONER

Lake Waggoner is located 2 ½ miles north of Philip. The surface area of the lake itself is 107 square acres with a mean depth of 10 feet. A majority of the land surrounding the lake is privately owned with small portions owned by the City of Philip and Haakon County. Due to past flooding events and disaster declarations over the last 20 years the spillway has been damaged and poses a significant flood hazard to current homes and businesses. Floodwaters threatened homes and businesses at Lake Waggoner as recently as June 6, 2008. Firemen, volunteers, and other groups utilized sandbags to keep the floodwaters at bay. Significant repairs will have to be made to the spillway and the lake's drainage area to mitigate against future potential damages

**FIGURE 5-1: CITY OF PHILIP'S NATIONAL FLOOD INSURANCE PROGRAM RATE MAP**



## 5.3 PHILIP INFRASTRUCTURE & DRAINAGE PROJECTS

### Project 1 - Walden Ave./Wood Ave. Storm Drainage Project

The installation of a storm water drainage system with the initial collection point beginning at Walden Ave. south of Hone Street could help alleviate some of central Philip's drainage concerns. The drainage system will extend east on Division Street, south on Walden Ave., east on High Street and south on Wood Ave. until it trunks with the existing storm drainage system at E. Pine Street and Wood Ave. that drains into the

Bad River. This system will also be installed on Wood Ave. from US HWY 14 to E Pine Street.

Project 2 – E. Pine Street/Wray Ave. Storm Drainage Project

This storm drainage system will be installed on E. Pine Street from Wood Ave. to Wray Ave. and on Wray Ave. from E. Pine Street to US HWY 14. The storm drainage system will connect with the existing storm drainage system at E. Pine Street and Wood Ave.

Project 3 – W. Oak Street/West Ave./Howard Ave. Storm Drainage Project

This storm drainage system will be placed on W. Oak Street from Philip Ave. to Larimer Ave., Howard Ave. from W. Pine Street to Ash Street, and West Ave. from W. Pine Street to Ash Street. This drainage system will then trunk into the City’s current storm drainage system at W. Oak Street and West Ave.

Project 4 – Philip Ave./Bridge Street Storm Drainage Project

Sections of Bridge Street west of Philip Ave. are impassable during excessive rains or flash floods. Portions of Bridge Street will need to be raised or elevated to bring sections of the roadway out of the floodplain. The storm drainage system will be installed on Philip Ave. from W. Pine Street to the southern end of Philip Ave. and on Bridge Street from Philip Ave. to approximately .1 miles west.

Project 5 – W. Elm Street/ N. Howard Ave. Storm Drainage Project

This storm drainage system will be installed on W. Elm Street from N. West Ave. to Larimer Ave. and on N. Howard Ave. from W. Elm Street to W. Pine Street.

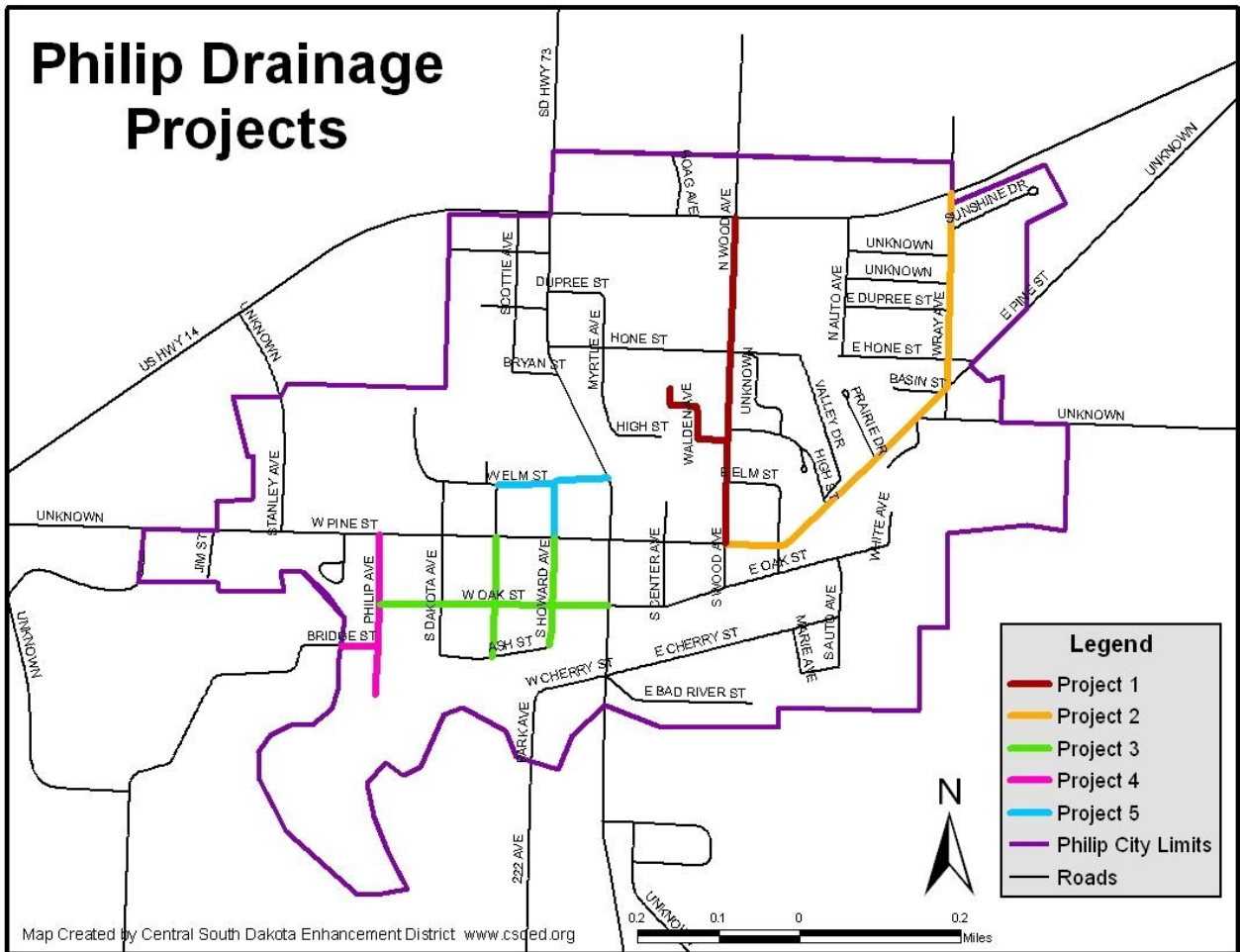
Project 6 - Lake Waggoner Drainage Project

Lake Waggoner is a 107 square acre lake that is located 2.5 miles north of Philip. The lake’s spillway is in need of repairs to correct drainage issues that have posed flooding hazards to area businesses and homes.

**FIGURE 5.2: LAKE WAGGONER (GOOGLE EARTH)**



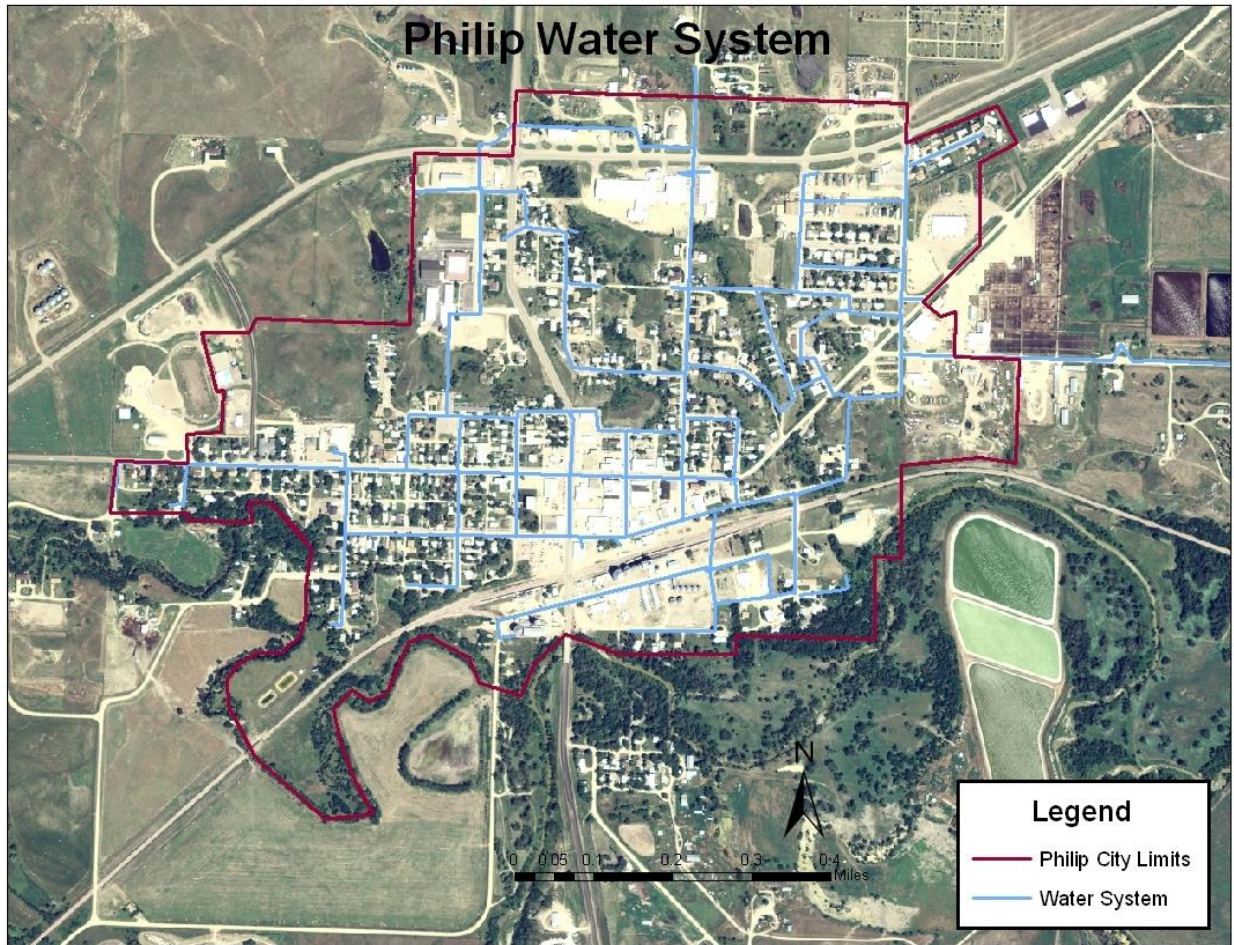
**FIGURE 5-3: CITY OF PHILIP'S INFRASTRUCTURE AND DRAINAGE PROJECTS**



## 5.4 WATER

The City owns and operates its own drinking water system with water provided through a newly built West River/Lyman Jones pipeline from Quinn to Philip that was completed in 2002. In 2008, the Missouri River water reached Philip and is now the City's main water source provided by West River/Lyman Jones Rural Water Systems, Inc. The current contract purchase agreement with West River/Lyman Jones is for 600,000 gallons per day. Prior to the building of the new pipeline the community of Philip had been plagued with reports of water quality issues over the past 30 years. With the addition of the new pipeline the community currently has enough water capacity to meet present and future demands. A majority of the City's water mains and fire hydrants were replaced in 2002 and 2003, and the current water system is adequate to meet the City's current water needs. To address its future drinking water development needs the community must continue to; maintain existing facilities, efficiently manage its water resources, and assess the need to expand water services into new areas. The City's current water system lines are illustrated in FIGURE 5-4: PHILIP WATER SYSTEM.

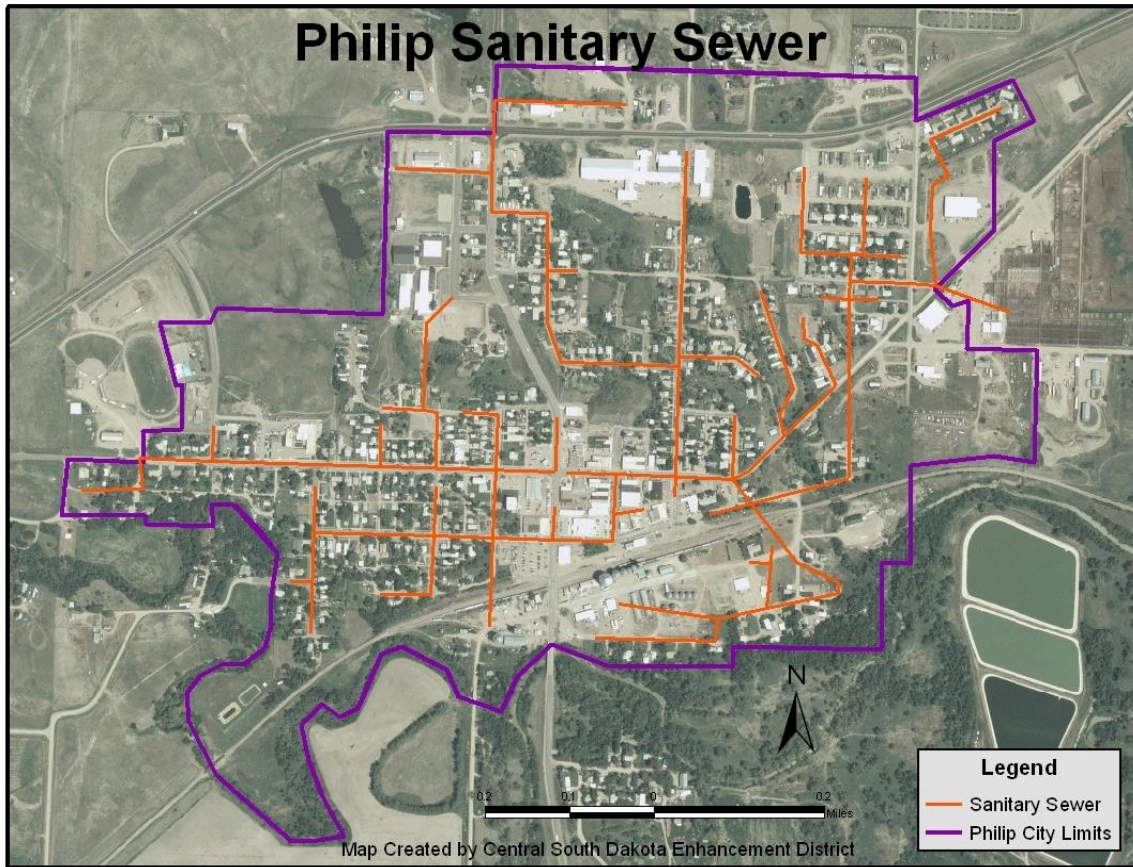
**FIGURE 5-4: PHILIP WATER SYSTEM**



### **5.5 WASTE WATER SERVICES & LAGOON SYSTEM**

The City's waste water lagoon system is located southeast of Philip's City limits. The current lagoon system built in the early 1990's is able to meet peak demands on the system, but additional capacity may be needed in the future if there is an influx of growth. The Philip Livestock Auction was at one time considering connecting into Philip's current waste water lagoon system, and this action would have required the expansion of the current lagoon system or the creation of a new lagoon cell to meet additional capacity needs. If Philip's sewer lagoon capacity demands change in the future due to new development or expansion, the City may have to complete a City-wide study of their sewer system to determine what future needs will be required. Philip's sanitary sewer lines are illustrated in FIGURE 5-5: PHILIP SANITARY SEWER SYSTEM.

**FIGURE 5-5: PHILIP SANITARY SEWER SYSTEM**



### **5.6 SOLID WASTE MANAGEMENT**

The City's current Restricted Use Site or rubble site is located southwest of town at 22181 Park Avenue. The City's rubble site is near full capacity. The current site will need to be expanded at its present location in order to meet future demands or an additional site will need to be chosen. The creation of a new site will require obtaining a new permit through the South Dakota Department of Natural Resources. To address future solid waste management needs the community must continue to monitor current rubble site rates and adjust rates accordingly to accommodate expansion needs; and, initiate discussions with the county, state, and the public in order to select potential locations for a new cell.

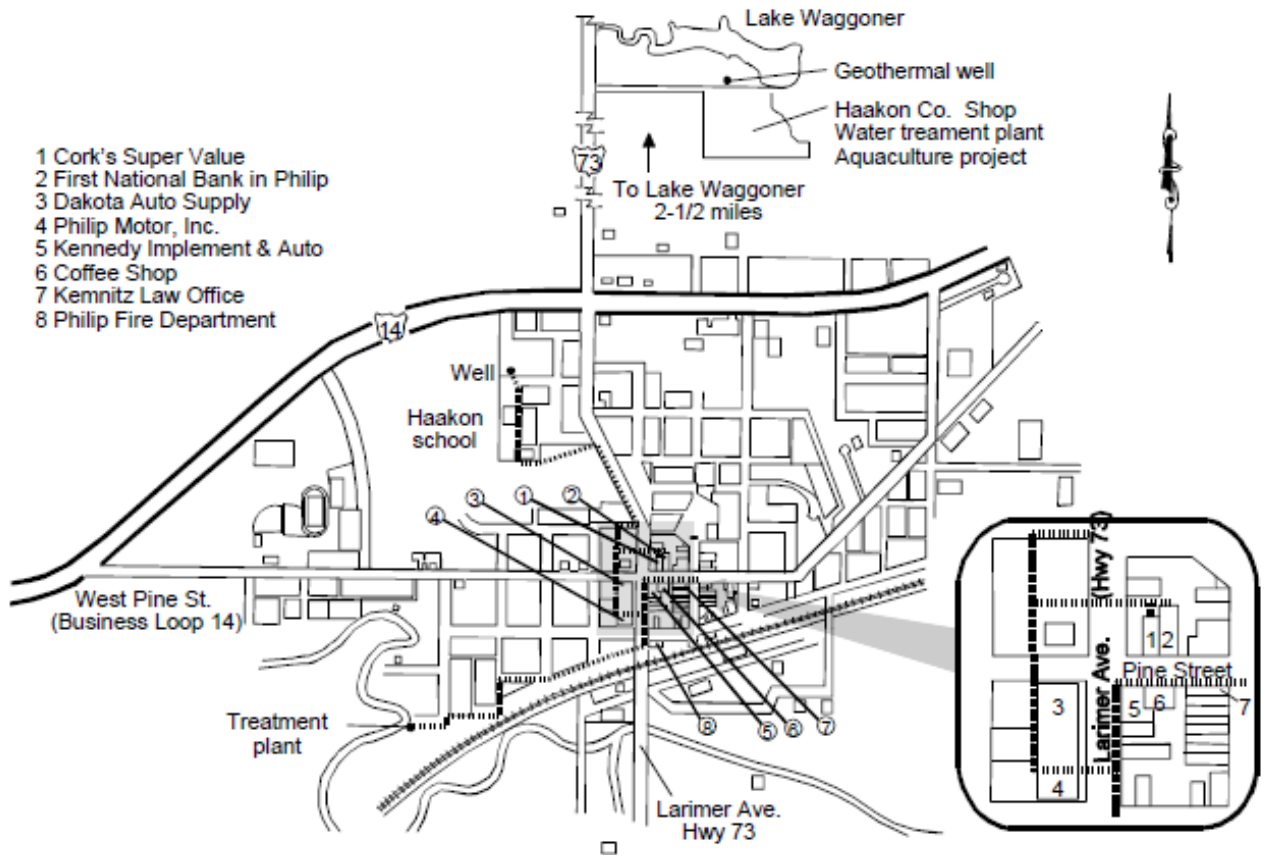
### **5.7 GEOTHERMAL DISTRICT HEATING SYSTEM**

The Haakon School District/Philip Geothermal Corporation District Heating System has been in operation since the early 1980's as a part of a 1.2 million Department of Energy Project. The system utilizes geothermal water from a well north of Philip High School. The geothermal fluid is first used by the grade school and high school before being sent through a pipe at 140° F to Philip's Central Business District where it is utilized by seven area businesses and the Philip Fire Department. The geothermal system's water is treated



due to its high radium levels before being released into the Bad River. The system saves the school district and the eight buildings utilizing it approximately \$320,000 a year in energy costs. The need to expand the current system to include additional end users and also be cognizant of the locations of existing geothermal lines when undertaking any new infrastructure projects must be assessed.

**FIGURE 5-6: PHILIP DISTRICT HEATING SYSTEM SCHEMATIC (GHC BULLETIN, JUNE 2003)**



## **CHAPTER 6: LAND USE**

Land use defines the physical landscape and provides justification for zoning in a community. It also provides a basis for how each land parcel functions as a living component of the City and provides a visual strategy for planning future growth. The City of Philip's zoning is separated out by the five following districts: Residential, Business/Commercial, Industrial, No-Use, and Agricultural.

**Land Use Goal:** The City of Philip will promote a land use policy that addresses the community's current and future economic development and housing needs.

### **Land Use Objectives**

- Address Philip's Existing Land Use
- Conduct a Land Use Analysis
- Address Development Constraints
- Address Philip's Future Land Use Recommendations

### **6.1 EXISTING LAND USE**

Philip's two business districts exist along the US HWY 14 corridor and the City's Central Business District which encompasses approximately seven City blocks that are closely bordered by Elm Street to the north, Oak Street to the south, Howard Ave to the west, and Wood Ave to the east. The City's industrial district runs across the southern edge parallel with the Dakota Minnesota Eastern Railroad Line. The vast majority of Philip's land is designated residential and it runs east and west along the City's center. The land areas surrounding the business, industrial, and residential districts are either considered a no-use district or comprised of land with an agricultural designation.

### **Current Land Use in Philip**

Land uses for Philip have been divided into five district types:

**Business/Commercial District** – automobile service stations, banks/financial services, carpenter or cabinet making, clubs, funeral services, laundry services, offices, manufacturing, newspaper/book binding, restaurants, and retail.

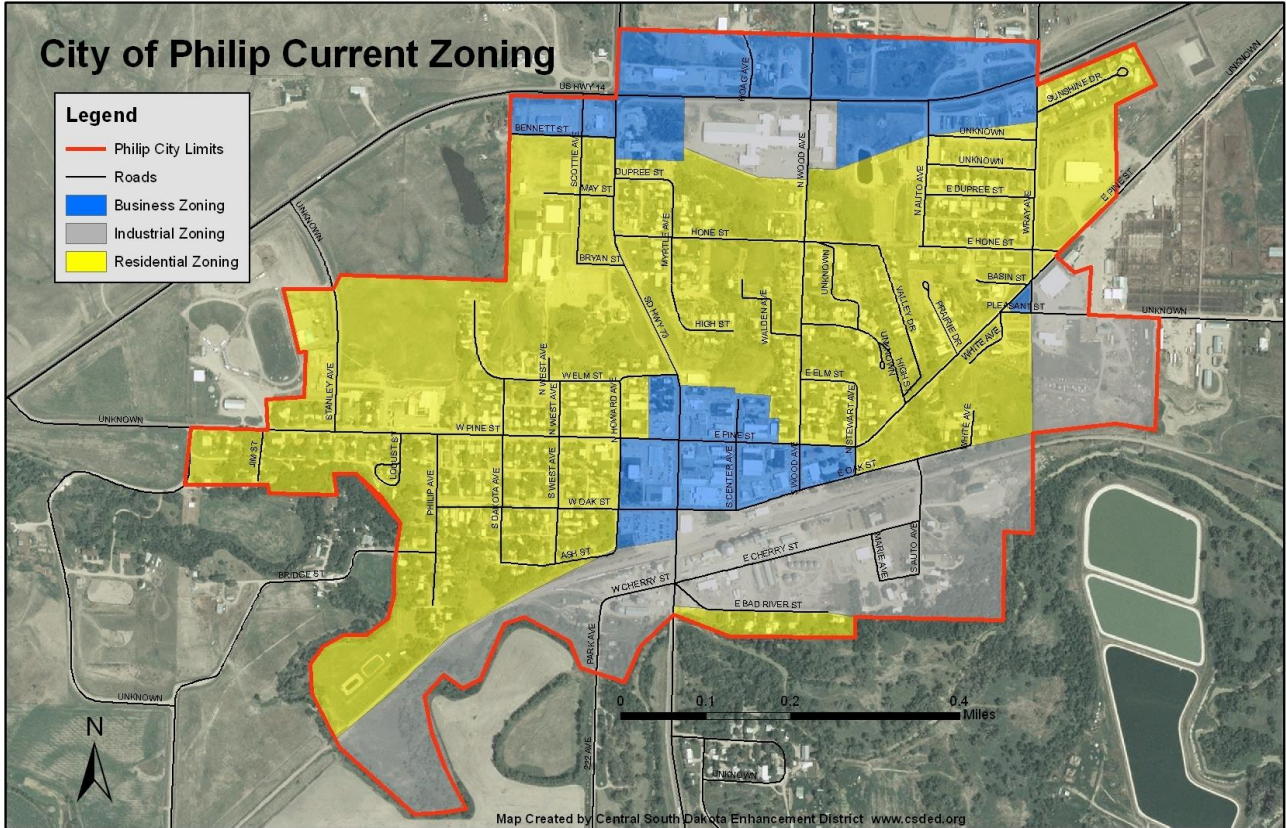
**Industrial District** – building materials, Grain elevators, warehouses, wholesale houses, manufacturing, and monument works.

**Residential District** – single detached houses, multi-family dwellings, public schools, churches, hospitals/clinics, and accessory buildings.

**No-Use District** – newly annexed land or land in which the construction of permanent structures is prohibited pending study and survey of lands by the City's board of adjustment.

Agricultural District – includes land that is not developed, not designated as one of the other four districts, acreages, or areas that provide farming and other agriculturally related uses.

**FIGURE 6-1: CITY OF PHILIP CURRENT LAND USE MAP**



**TABLE 6-1: CURRENT LAND USE CONSUMPTION**

Land Use Type	Acres Consumed
Business/Commercial	59 acres
Industrial District	90.1 acres
Residential	228.4 acres
No-Use District	0 acres
Agriculture	0 acres
Total Acres	377.5 acres

**Land Use Analysis**

- Identify future areas for business and industrial development
- Continue revitalizing the downtown Central Business District
- Plan for future residential and housing needs

**Development Constraints**

A City is obligated to assess its development constraints when planning for future growth in adjoining areas. The City must comply with SDCL 9-4 and coordinate with the county

on all matters concerning annexation. The City must also take issues such as minimum infrastructure costs and public safety concerns into account. For example, building in areas that are flatter or with limited variances in slope may prove to be more cost effective than building on the edge of a hill with a 15% slope. The City of Philip has two main development constraints that may limit where the community can grow or expand.

- Steep slopes on the northern edge of town
- Flood Prone areas in the Bad River Basin to the South

## **6.2 FUTURE LAND USE RECOMMENDATIONS**

The aforementioned future land use recommendations were based on information provided by Horizons discussions in 2008, South Dakota Development Council's Rural Resource Team Report for Philip in 2004, and the Philip City Council. **FIGURE 6-2: CITY OF PHILIP FUTURE LAND USE MAP IS NOT THE COMMUNITY'S OFFICIAL ZONING MAP AND IS TO ONLY BE USED FOR FUTURE REFERENCE PURPOSES.**

### **Business/Commercial District**

- Downtown will continue to be the main location for specialty retail, offices, and other commercial uses
- Land for additional commercial development should be reserved along the US HWY 14 and SD HWY 73 corridors. These corridors will continue to be the epicenters for future commercial development

### **Industrial District**

The placement of future industrial land should be adjacent to the Teton Addition, parallel with the Dakota Minnesota Eastern Railroad Line, south of East Pine Street, and east of Wray Ave. The future designated industrial land will extend eastward south of East Pine Street till East Pine Street intersects with US HWY 14.

### **Residential District**

- Development should primarily focus on infill development with land that is currently designated residential to lessen future infrastructure costs (sewer, water, drainage) that are often associated with building in newly annexed areas
- Encourage residential development west and northwest of existing City limits
- Ensure there is an adequate amount of land available to meet the future housing needs of Philip
- Flexibility in residential zoning that accommodates multiple housing options; single family dwellings, multi-family dwellings, and housing for the low-moderate income and the elderly
- Reserve land north and northwest of the US HWY 14 corridor for future residential development

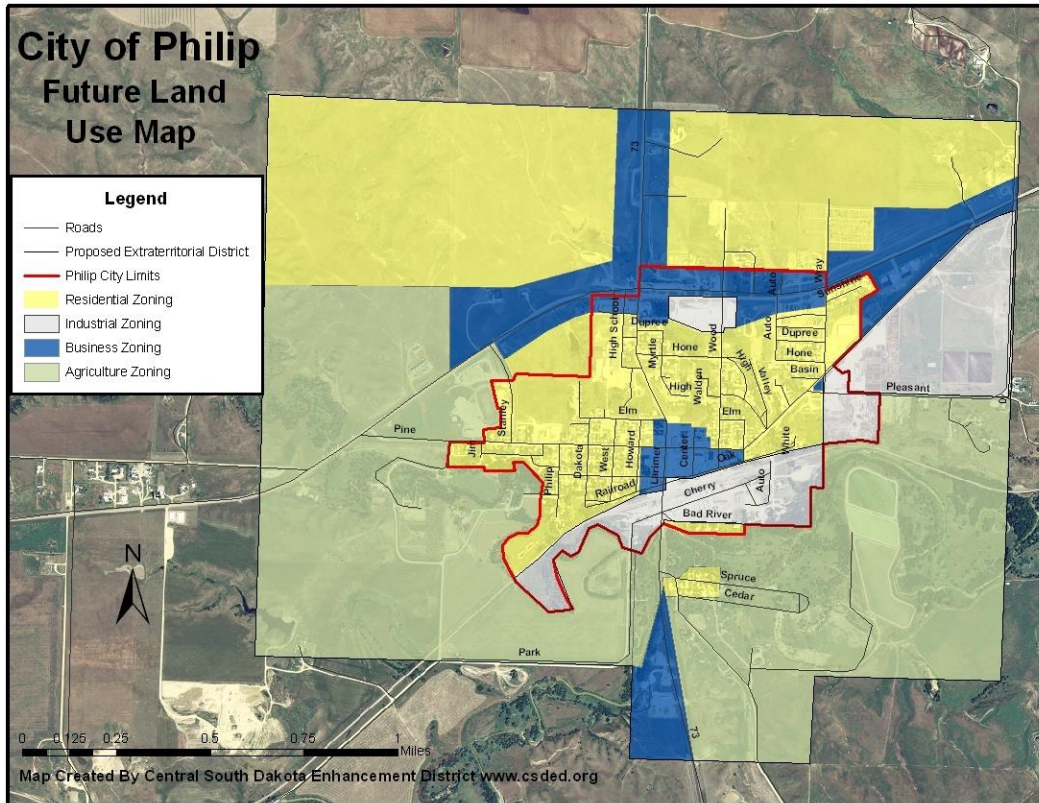
**No-Use District**

All lands being annexed by the City shall be placed in a No-Use designation till the City’s Board of Adjustment is able to conduct an investigation and study of the proposed land use of the existing area.

**Agricultural District**

For future land use this includes land that is not developed, not designated as one of the other four districts, acreages, or areas that provide farming and other agriculturally related uses. Future consideration will be given to acknowledge the “right to farm” or “agriculture operation and its appurtenances” according to South Dakota State Statutes §21-10-25.1 – §21-10-25.6 and preserve areas for agricultural production. The purpose behind “right to farm” is to limit potential conflicts between acreages and farms.

**FIGURE 6-2: CITY OF PHILIP FUTURE LAND USE MAP  
(USED FOR REFERENCE PURPOSES ONLY)**



**TABLE 6-2: FUTURE LAND USE CONSUMPTION**

Land Use Type	Acres Consumed
Business/Commercial	220.2 acres
Industrial District	181.6 acres
Residential	731.5 acres
No-Use District	0 acres
Agriculture	844.2 acres
Total Acres	1,977.5 acres

**FIGURE 6-3: TWO POTENTIAL SITES FOR RESIDENTIAL GROWTH (GOOGLE EARTH)**



**FIGURE 6-4: TWO POTENTIAL SITES FOR COMMERCIAL GROWTH (GOOGLE EARTH)**



## **CHAPTER 7: TRANSPORTATION**

**Transportation & Circulation Goal:** To support a transportation strategy that ensures the City of Philip’s critical road improvements occur, community safety concerns are addressed, and long-term transportation needs are met.

### **Transportation & Circulation Objectives**

- Maintain Existing Road Network
- Meet Airport Service Needs
- Mass Transit Community Needs

### **7.1 ROAD NETWORK**

The City’s road network is a critical planning component due to the interactive relationship between transportation and land use. A well planned and maintained road network leads to convenient access to jobs, schools, medical services, businesses, parks, and other recreational opportunities. The upkeep of the road network is essential to accommodate existing infrastructure and future growth.

In terms of functional classifications according to the South Dakota Department of Transportation, the City of Philip has one principal arterial US HWY 14 that runs east and west along the City’s northern segment and acts as a commercial hub for highway traffic. The City also has one minor arterial SD HWY 73 that runs north and south, acts as a gateway to the Central Business District, and provides a direct route to I-90. These arterial roads carry a large volume of traffic and facilitate the movement of goods and services.

The remaining roads within City limits are classified as either collectors or local streets. Collector streets are designed to provide connectivity between arterials and are normally spaced every one-half mile. Local streets provide access from low-density residential developments to collector or arterial streets.

The road network continues to be the City’s main source of transportation to and from work. According to the US Census 2000, 72.8% of Philip residents commuted to work by automobile alone, 7.5% carpooled, 13.9% walked, 1.3% traveled by other means, and 4.4% worked from home. The interconnectivity between the City’s road network, trails, sidewalks, and its residents is essential to ensure people and goods are able to move around the community in a safe, efficient, and convenient manner.

Transportation is often considered to be a community’s single largest capital investment that requires every dollar to be spent in an efficient streamlined manner. Transportation expenditures also account for a greater percentage of City budgets than education, public safety, or public welfare for cities with populations fewer than 50,000, according to a study conducted by the National League of Cities in 1999. It is therefore imperative that Philip’s transportation projects are thoughtfully planned and address long term community needs.

## 7.2 TRANSPORTATION/DRAINAGE PROJECTS

Project 1 - SD HWY 73 Pedestrian/Bike Path

Project 2 – Walden Ave./Wood Ave. from E. Pine Street to US HWY 14  
(Asphalt/Concrete Surfacing, Storm Sewer, Curb, and Gutter)

Project 3 – E. Pine Street from Wood Ave. to Wray Ave./Wray Ave. to US HWY 14  
(Asphalt/Concrete Surfacing, Storm Sewer, Curb and Gutter)

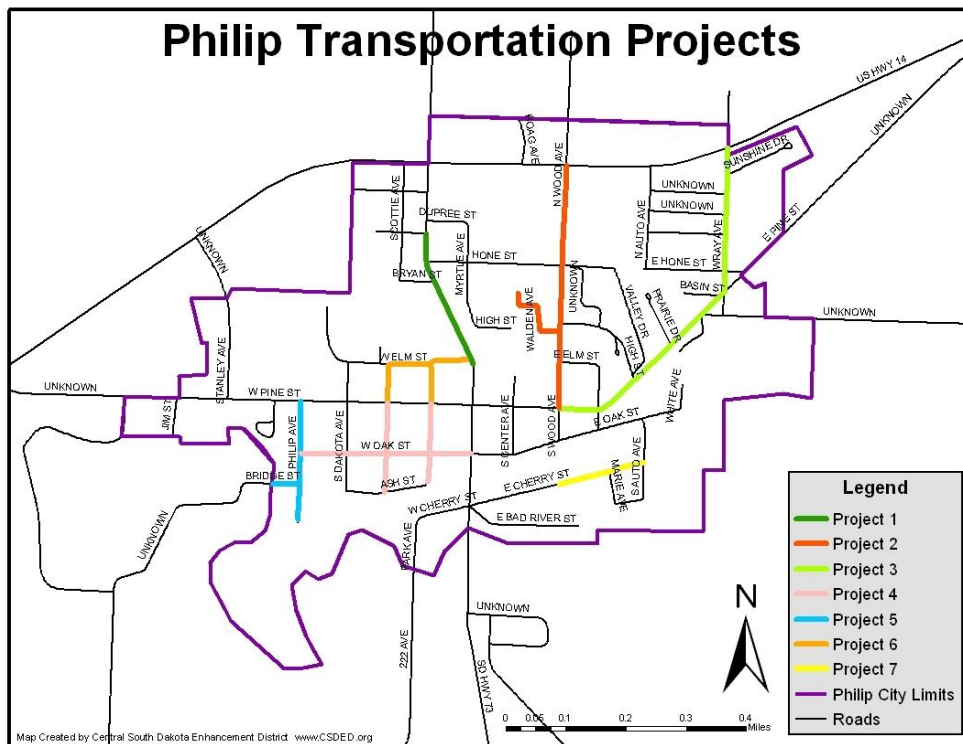
Project 4 – W. Oak Street from SD HWY 73 to Philip Ave./S. Howard Ave. from W. Pine Street to Ash Street/S. West Ave. from W. Pine Street to Ash Street  
(Asphalt/Concrete Surfacing, Storm Sewer, Curb, and Gutter)

Project 5 - Philip Ave./Bridge Street (Asphalt/Concrete Surfacing, Storm Sewer, Curb, and Gutter)

Project 6 – W. Elm Street from SD HWY 73 to N. West Ave./N. West Ave. from W. Elm Street to W. Pine Street/N. Howard Ave. from W. Elm Street to W. Pine Street  
(Asphalt/Concrete Surfacing, Storm Sewer, Curb, and Gutter)

Project 7 – E. Cherry Street from the existing concrete surface to S. Auto Ave.  
(Asphalt/Concrete Surfacing)

**FIGURE 7-1: TRANSPORTATION PROJECTS**





### 7.3 AIRPORT SERVICE

The Philip Airport is located 3 miles east of Philip's current City limits. The airport is owned and operated by the City of Philip. The facility provides services for businesses and the general public. The airport is managed by the City of Philip's Finance Office, in addition to oversight from the State Department of Transportation (Aeronautics) and the Federal Aviation Administration (FAA). The City and Haakon County must work together with the SD Department Transportation (Aeronautics) and FAA to ensure building regulations and flyway boundaries are enforced.

In 2005 the Philip airport received a \$250,000 grant through the US Department of Transportation's Federal Aviation Administration. The funding was used to rehabilitate the apron, install perimeter fencing and complete engineering design work for a fence to prevent wildlife from entering the airport. The Philip airport also received an additional \$130,000 grant from the US Department of Transportation's Federal Aviation Administration in 2008 to fund the construction of a snow removal equipment building and install navigational aids to enhance airport safety.

Currently, there are approximately 56 operational flights per week at the Philip Airport. This translates to roughly 672 operational flights per year. The airport consists of two runways; runway 12/30 has an asphalt surface, lighted runway, beacon, and measures 4,000 feet in length, runway 5/30 has a turf surface and is 3,650 feet in length. The airport runway is designed to only accommodate small aircraft with a maximum wingspan of 49 feet, maximum weight of 12,500 lbs., and a landing speed less than 121 Knots.

**FIGURE 7.2: PHILIP AIRPORT (GOOGLE EARTH)**



### 7.4 MASS TRANSIT

The City's only mass transit provider is Haakon County Prairie Transportation Services. They provide specialized or client transportation services to the residents of Philip and Kadoka on a call-basis. The service will take clients to appointments, church, school,

shopping, downtown, and places as far away as Pierre or Rapid City for medical appointments. The current fleet consists of two vans and one bus with a ridership of approximately 150 passengers per week. The majority of the clients using the mass transit service are the elderly. There currently is not a present need to expand mass transit services, but ridership levels in the future may change as Philip's 65 and older population increases.

## **CHAPTER 8: ECONOMIC DEVELOPMENT**

**Economic Development Goal:** Philip will strive to provide an entrepreneur-friendly community that nurtures existing businesses and attracts new business by promoting Philip's quality of life attributes.

### **Economic Development Objectives**

- Increase Retail Trade Opportunities
- Revitalize and Market Downtown
- Retaining and Supporting Current Businesses
- Attracting New Businesses by Providing an Entrepreneur-friendly Community
- Ensure Sufficient amount of Commercial and Industrial Sites
- Support Farming and Ranching Community

### **8.1 INCREASE RETAIL TRADE OPPORTUNITIES**

Philip is a self-contained community that is nestled between the Pierre and Rapid City Regional Trade Areas. According to the South Dakota Department of Revenue the total taxable retail sales for Haakon County in calendar year 2008 was \$42,665,160.89 as compared to \$2,532,412,541.08 for Pennington County, and \$370,388,625.67 for Hughes County. Due to its competition from the east and west, Philip must continue to remain creative and progressive in order to retain the retail trade area it currently has by building upon past successes.

### **8.2 REVITALIZING AND MARKETING DOWNTOWN**

Philip has a charming downtown with a lot of potential. The City must promote an economic strategy that concentrates on filling empty buildings and focusing efforts on restoration as opposed to new construction in the downtown area. This can be accomplished by encouraging business owners to take advantage of state and federal tax incentives for historic preservation. The City also has the option of coordinating its own local Main Street Program. Once these façade and frontage improvements are made, the downtown area will become more marketable to those passing by on SD HWY 73.

### **8.3 RETAINING AND SUPPORTING CURRENT BUSINESSES**

The City must continue to support local firms and businesses. These companies are more likely to remain and create new jobs locally due to their roots and commitment to the community. The majority of new jobs being created in the United States come from the expansion of existing local firms and businesses. Attracting new business however should still be encouraged.

### **8.4 ATTRACTING NEW BUSINESSES BY PROVIDING AN ENTREPRENEUR-FRIENDLY COMMUNITY**

The Rural Resource Team Report Philip, SD (2004) recommended for Philip to utilize a business-friendly entrepreneurial development approach with four key cornerstones: financial resources, community design, creative capital, and health care strategies.

1. Financial Resources – Access to financial capital is essential to the development of businesses and entrepreneurs. This strategy can be accomplished by educating potential entrepreneurs about funding avenues and other resources that could be used to start their own businesses.
2. Community Design – Having a community design infrastructure in place that continues to make Philip both an inviting and beautiful place for potential businesses and entrepreneurs.
3. Creative Capital – This process involves developing potential entrepreneurs in Philip by creating or promoting educational opportunities for both youth and other members of the community.
4. Health Care Strategies – Continue to provide quality health care and services through the Hans P Peterson Memorial Hospital and other health care providers.

### **8.5 ENSURE SUFFICIENT AMOUNT OF COMMERCIAL AND INDUSTRIAL SITES**

The City will continue to work with the Philip Chamber of Commerce and prospective businesses to ensure there is an adequate amount of commercial and industrial land available for development. Potential future sites for economic development or industrial/commercial expansion will be placed in the City's future land use map. Considerations such as water, sewer, utilities, rail, and road access will be taken into account for making determinations regarding the placement of future commercial or industrial sites. The Philip Chamber of Commerce has been working with the South Dakota's Governor's Office of Economic Development (SDGOED) to put together a listing of potential business, commercial, and industrial sites on the SDGOED's database to recruit potential businesses to locate to Philip.

Potential sites for future business or commercial development are located along both sides of US HWY 14 from 223<sup>rd</sup> Avenue to Stanley Avenue, along both sides of SD HWY 73 extending from the junction of US HWY 14 and SD HWY 73 to .45 miles north along SD HWY 73, and the west side of SD HWY 73 extending from the Junction of SD HWY 73 and Spruce Street to .3 miles south on SD HWY 73. Potential sites for future industrial development are located along East Pine Street extending from Basin Street to US HWY 14.

### **8.6 SUPPORT FARMING AND RANCHING COMMUNITY**

Continue to support area farmers and ranchers by providing the goods, services, and capital they need to maintain or expand operations. Philip's success as a business community hinges on the success of its agricultural sector. This can be established through the creation of partnerships with area businesses and the agricultural community. This will help encourage area farmers and ranchers to shop locally and will help promote local economic development.

## **CHAPTER 9: HISTORIC PRESERVATION**

**Historic Preservation Goal:** To protect and preserve Philip’s historic structures, resources, and character.

### **Philip’s Historic Preservation Objectives**

- Find Incentives and Private Support for the Restoring of Existing Structures
- Inventory Philip’s Full Range of Historic Resources
- Determine Feasibility to Declare a Section of Philip as an Historic District

### **9.1 PHILIP’S HISTORIC PRESERVATION PHILOSOPHY**

Historic preservation is built on a philosophy of taking logical steps to preserve buildings or objects from a community’s past so that they may be enjoyed by future generations. Philip has many structures that have historical significance to the community such as the Lasting Legacy Memorial, the Silent Guide Monument, the Molyneux Cabin, and the Haakon County Courthouse. Each of these structures is a living testimonial to Philip’s past. Whenever these structures are destroyed it diminishes the overall character of a community. The community of Philip does not have a designated historic district, structures, or buildings that are placed on the National Register of Historic Places or on the State Register of Historic Places within city limits. The Comprehensive Plan however, still encourages Philip to work with private interests and property owners to maintain and preserve its landmarks even if they are not designated as such by the state or federal government.

### **9.2 FIND INCENTIVES AND PRIVATE SUPPORT FOR THE RESTORING OF EXISTING STRUCTURES**

At the grass roots level partnerships must be built between private property owners, members of the community, and local officials to build support for the restoration or maintenance of existing structures with historic significance. State and federal partnerships may also be required. For example, in order to receive 10 percent or 20 percent federal tax rebate incentives through the Internal Revenue Services (IRS) there needs to be a three-way partnership in place with the IRS, South Dakota’s State Historic Preservation Office, and the United States National Park Service. Properties must also be listed on the National Register of Historic Places in order for property owners to be eligible for federal tax incentives.

### **9.3 INVENTORY PHILIP’S FULL RANGE OF HISTORIC RESOURCES**

The process must begin with Philip creating an inventory or listing of potential historic properties. This listing could be accomplished through the creation of a local historic preservation committee. The historic preservation committee could then conduct research to determine if either of Philip’s structures would qualify to be placed on the national or state register of historic places. Once the list is compiled the local historic preservation committee could work with the South Dakota Historic Preservation Office to have selected properties placed on the state or federal registers of historic places.

#### **9.4 DETERMINE FEASIBILITY TO DECLARE A SECTION OF PHILIP AS AN HISTORIC DISTRICT**

In order for a section to be declared an historic district at the local level there must be support among business owners, home owners, and local officials. A lack of support among the community at large could prevent the local designation of an historic district from becoming feasible. The Philip City Council does have the option of declaring an area a historic district. Zoning ordinances or building regulations could then be used as tools to restrict development or maintain the character of existing structures within an area that has a historic district designation. Philip's downtown business district could potentially be listed as an historic district.

#### **9.5 PHILIP'S HISTORIC SITES**

**Lasting Legacy Memorial:** is a memorial dedicated to the pioneers that settled Haakon County. The memorial is a cement wall that is 15 feet high and 50 feet wide that contains six granite panels which each contain 90 names that epitomize heritage, progress, and pride. The site is located on North Center Avenue in Philip's Central Business District.

**Silent Guide Monument:** was built in the late 1800's or early 1900's to act as a guide for a watering hole that never went dry. The site is located 8 miles west of Philip.

**Molyneux Cabin:** was built in the 1880's in the Black Hills and was moved to the North Fork of the Bad River by Cyrus Molyneux. At one time Molyneux lived out of the cabin and taught local homesteaders. The cabin now resides in Philip and can be seen off of SD HWY 73 across from Haakon Schools.

**Haakon County Courthouse:** The Haakon County Courthouse is an Art Deco structure designed by the firm Perkins and McWayne. The structure was built during the 1930's and is located at 140 S Howard Avenue in Philip, SD.



*PICTURE 3: Molyneux Cabin*

## **CHAPTER 10: HOUSING**

**Housing Goal:** To promote a long-term housing strategy that ensures a healthy and viable housing stock for all of Philip’s residents.

### **Housing Objectives**

- Ensure Adequate Supply of Affordable Housing
- Provision of Sufficient Housing Options and Choices
- Create Housing Opportunities for the Elderly
- Create Pedestrian Friendly Residential Environment with Convenient Access to Neighborhood Services
- Encourage Rehabilitation and In-fill Development
- Provide for Adequate Supply of Affordable Land, and Timely Infrastructure Improvements

### **10.1 ENSURE ADEQUATE SUPPLY OF AFFORDABLE HOUSING**

The City of Philip must continue to make certain an adequate supply of affordable housing is present in their community to meet the needs of working families, the elderly, and low income individuals. Housing affordability is not simply important, but it is vital for a community’s future. A lack of affordable housing acts as a deterrent for new families that are considering locating to Philip, and limits prospects for first time home buyers. An adequate supply of affordable housing will help enhance the livability of existing neighborhoods and ensures their survivability for future generations.

The South Dakota Rural Development Council’s “Rural Resource Team Report Philip, SD” stated that financing has become the main hurdle for real estate and commercial development. Financing is further complicated by the fact that appraisals/values of new homes often do not equal the costs of construction. Therefore housing programs such as the First-time Homebuyer Program through the South Dakota Housing Development Authority and the Section 502 Loan Guarantee Program through the United States Department of Agriculture must be utilized to help fill the appraisal/values gap for new home development.

### **10.2 PROVISION OF SUFFICIENT HOUSING OPTIONS AND CHOICES**

A safe and affordable residential unit must be available to each of Philip’s citizens. Sufficient housing options should provide a community with a wide range of housing opportunities such as rentals, elderly housing, apartments, starter homes, mid-level priced homes, and upper-end homes. Housing choices give a young family the option of moving into a larger home when their family size increases. Elderly couples are given the option to sell their existing home for a smaller home that is more accommodating. A broad range of housing options increases a community’s quality of life for its residents during all phases of life.

### **10.3 CREATE HOUSING OPPORTUNITIES FOR THE ELDERLY**

Housing options should be made available for the elderly to include low maintenance housing, assisted living centers, and long-term care facilities. Philip's current demographics show that the number of persons over the age of 65 has increased from 163 persons or 15.9% of the city's total population in 1990 to 211 persons or 23.8% of the city's total population in 2000. The total number of persons over the age of 65 is expected to increase despite the projection that Philip's overall population which was 885 during the 2000 US Census, dropped to 741 according to 2007 US Census estimates, and is expected to decrease even further by 2010. Housing Programs through the South Dakota Housing Development Authority and the United States Department of Agriculture - Rural Development could be utilized to provide financing for a non-profit sponsored elderly housing developments.

### **10.4 CREATE PEDESTRIAN FRIENDLY RESIDENTIAL ENVIRONMENT**

New or existing residential neighborhoods need to be as resident friendly as possible with convenient access to sidewalks, bike paths, and transit services. These sidewalks or bike paths should be interconnected when feasible to encourage walking and bicycling between neighborhoods. Creating a pedestrian friendly environment will increase the quality of life for the community as a whole and promote a healthier lifestyle.

### **10.5 ENCOURAGE REHABILITATION AND IN-FILL DEVELOPMENT**

Rehabilitation of existing homes and in-fill development will be encouraged. Residential structures should be rehabilitated when feasible or when it's deemed cost effective. The rehabilitation of existing housing will not only add to the beautification of the community as a whole, but it will help ensure the longevity of the housing stock for the long-term. Homes that are vacant and damaged beyond repair should be leveled to free up lots for new housing. In-fill development will be encouraged when possible due to the fact that infrastructure costs to the City are minimized because the infrastructure is already in place.

### **10.6 PROVIDE FOR ADEQUATE SUPPLY OF RESIDENTIAL LAND**

New residential development is encouraged to be placed in areas where infrastructure costs associated with new development are optimized. This can be accomplished through creating residential subdivisions with a higher density that mix available housing types such as single family, town homes, and apartment complexes. The increased density will decrease infrastructure costs associated new development.

A strategy for timely infrastructure improvements or additions will see to it that there is an adequate supply of residential land for future development. The infrastructure additions could occur simultaneously with updating existing infrastructure to cut down on overall costs. Long-term infrastructure planning and meetings with prospective developers/home buyers will be necessary in order to determine the best use of infrastructure resources for newly created residential additions.



## **CHAPTER 11: PARKS & RECREATION**

**Parks & Recreation Goal:** To ensure the City of Philip has an adequate amount of park land, trails, and recreational opportunities.

### **Parks & Recreation Objectives**

- Continued Support of Family Friendly Recreational Opportunities
- Select Potential Sites for Additional Parks, Green space, or Trails
- Improve or Update Existing Recreational Facilities in Philip
- Sustain and Manage Public Tree Infrastructure
- Assess the Need for a Community Recreation Center

### **11.1 CONTINUED SUPPORT OF FAMILY FRIENDLY RECREATION OPPORTUNITIES**

The City of Philip and surrounding area has several family friendly recreational opportunities available such as baseball, softball, rodeo, swimming, golf, hunting, or fishing. The community must continue to support and promote these recreational activities.

#### **Parks and Recreation Opportunities**

**Kiddie Park:** The City's largest park has play ground equipment, an open grass lawn, a picnic area, and is located in the northwest corner of town near the City pool.

**Fire Hall Park:** The City's second park consists of a green space/open grass lawn and is located in south central Philip.

**Old School House Park:** The City's third park is located near the Haakon Schools and SD HWY 73.

**Haakon County Fairgrounds (outside city limits):** The fairgrounds host the annual Haakon/Jackson County Fair, 4-H competitions, and rodeo events.

**Lake Waggoner:** The 107 square acre lake is located 2.5 miles north of Philip. Lake Waggoner offers both boating and fishing opportunities.

**Philip Swimming Pool:** The pool is open during the summer months and is located in the Northwest corner of the City.

**Lake Waggoner Golf Course:** A 9-hole course that is located just 2 1/2 miles north of Philip, SD next to Lake Waggoner.

### **11.2 SELECT POTENTIAL SITES FOR ADDITIONAL PARKS, GREEN SPACE, OR TRAILS**

It is a general rule of thumb for most cities to have a public park within a quarter mile of any residential neighborhood. A quarter mile is a guide for a walking distance easily

achievable by most pedestrians. Parks not only provide recreation but also uplift property values and give an overall higher standard of living for citizens. The community of Philip has three neighborhood parks the Kiddie Park, Old School House Park, and Fire Hall Park.

**Additional Parks, Green Space, or Trails Projects**

- SD HWY 73 Pedestrian/Bike Path

**11.3 IMPROVE OR UPDATE EXISTING RECREATIONAL FACILITIES IN PHILIP**

The community must continue to update and maintain their existing recreational facilities. This will help ensure the longevity of Philip’s existing facilities for future generations.

**11.4 SUSTAIN AND MANAGE PUBLIC TREE INFRASTRUCTURE**

The City must work hard to maintain their existing tree infrastructure. Trees not only add to a community’s aesthetic value, but they increase property values, improve air quality, mitigate against the effects of floods/storm water, and creates synergy between open spaces. This tree management strategy process involves planting new trees, maintaining existing trees, and removing dead or dying trees.

**11.5 ASSESS THE NEED FOR A COMMUNITY RECREATION CENTER**

The Rural Resource Team Report Philip, SD (2004) and the Horizons Community Plan 2008 both recommended the community’s need for the building of a Community Recreation Center. The community center will have a fitness facility available for health and wellness activities and meeting space available for community meetings. The City must explore various funding options to finance the facility and have a capital budget in place to maintain the facility.

**CHAPTER 12: PLANNING POLICY FRAMEWORK**

Philip has adopted this comprehensive plan to provide a planning policy framework for future land-use and growth management. It was created to be both flexible and open to accommodate the needs of the population. Future planning for the City of Philip should involve the public, other City agencies, and elected officials to ensure all view points are taken into consideration.

## **12.1 GROWTH MANAGEMENT STRATEGIES**

The following goals illustrate the growth management strategy for the City of Philip. The goals provide a compass for future planning decisions that will have a lasting impact on the City of Philip and the adjoining planning area.

**Goal 1:** Utilize population and economic demographics when making future zoning or land use decisions.

**Goal 2:** Support a land use strategy that promotes an interworking relationship between the physical and built environment.

**Goal 3:** Support a cost effective infrastructure & drainage management strategy that meets Philip's long term water, waste water, storm drainage, solid waste management, and other infrastructure related needs.

**Goal 4:** Promote a land use policy that addresses the community's current and future economic development and housing needs.

**Goal 5:** Support a transportation strategy that ensures the City of Philip's critical road improvements occur, community safety concerns are addressed, and long-term transportation needs are meet.

**Goal 6:** Philip will strive to provide an entrepreneur-friendly community that nurtures existing businesses and attracts new business by promoting Philip's quality of life attributes.

**Goal 7:** Protect and preserve Philip's historic structures, resources, and character.

**Goal 8:** Promote a long-term housing strategy that ensures a healthy and viable housing stock for all of Philip's residents.

**Goal 9:** Ensure the City of Philip has an adequate amount of park land, trails, and recreational opportunities.

## **CHAPTER 13: PLAN IMPLEMENTATION/MAINTAINCE**

### **13.1 COMPREHENSIVE PLAN UTILIZATION**

A Comprehensive Plan is best utilized when it is implemented with all administrative tools available in order to shape development in a clear and concise manner. The tools that can be utilized include zoning regulations, ordinances, policy plans, community studies/assessments, and public involvement. The Comprehensive Plan is a living document that should be reviewed annually and updated once every ten years to ensure proper maintenance of the plan.

**Local Governing and Advisory Committees:** The key players in the implementation of a Comprehensive Plan are the advisory committees and the City Council. It is the responsibility of the governing body to utilize all planning tools at their disposal, so that smart growth and development can take place. With the input of the public and the City Council a balance of development can take place between industry, commerce, and housing.

**Local Regulatory Tools:** The most widely used administrative tools are the zoning and building regulations. It is necessary to modify either of these documents when they are in conflict with the comprehensive plan. It is also important that there is an interworking relationship between Philip and Haakon County to ensure growth and development occurs as the comprehensive plan recommends.

**Annexation:** If growth of Philip occurs, it is important that the City takes recommendations laid out in the comprehensive plan when annexing property and follows SDCL 9-4. The boundaries for making available municipal services should concur with City limits. Areas designated by the land use plan as future growth areas of the City should be annexed prior to development. This policy will assure an adequate amount of developable land is available to accommodate the future growth needs of the City. Environmental, infrastructure requirements, economic, property owner concerns, and social impacts must be taken into consideration prior to any annexation actions.

**Studies:** The City of Philip must assess the need to conduct special studies prior to the initiation of major capital improvements. These studies will give the City of Philip additional guidance on how to best implement future infrastructure, housing, transportation, and other related projects.

## **Appendix A: Bibliography/Comprehensive Plan Resources**

### **PUBLICATIONS:**

City of Lincoln/Lancaster County, Nebraska Comprehensive Plan 2030 (November 2006)

City of Philip's Zoning Ordinances: Chapters 1 – 16

City of Pierre, South Dakota Comprehensive Plan, Ulteig (December 2008)

City of Tea, South Dakota, A Comprehensive Plan for Community Development 2025, South Eastern Council of Governments

Contemporary Urban Planning, Sixth Edition, John M Levy, 2003

Council Sanitary and Storm Sewer Improvements: Facility Plan #7325, SPN Associates, January - 1995

Geothermal District Heating System Philip, SD, Geo-Heat Center Quarterly Bulletin, June 2003, pp. 16-19

Philip's Community Plan 2008, Horizons - South Dakota State University Cooperative Extension Services and the Northwest Area Foundation of St. Paul, MN

Rural Resource Team Report: Philip SD, South Dakota Development, October 12-14, 2004

South Dakota Codified Law: Chapter 11-6

South Dakota Statewide Fisheries Survey 2102-F21-R-41, Lake Waggoner, Haakon County, South Dakota (September 30, 2008)

### **ELECTRONIC RESOURCES & WEBSITES:**

Climate, City of Philip: <http://www.idcide.com/weather/sd/philip.htm>

Main Street Program official Website:  
<http://www.mainstreet.org/content.aspx?page=3564>

Minnesota Rural Partners Website: <http://mnruralpartners.wordpress.com/about/>

National League of Cities: [http://www.nlc.org/about\\_cities/cities\\_101/179.aspx](http://www.nlc.org/about_cities/cities_101/179.aspx)

National Record of Historic Places Website: <http://www.nps.gov/history/nr/>

Open Space & Environmental Resource Protection Plan, Analysis of Green Infrastructure: [http://www.lowermerion.org/archive/osp/osp\\_infra.html](http://www.lowermerion.org/archive/osp/osp_infra.html)

Philip's Home Website:

[http://philipsd.ukiwebdesign.com/component/option,com\\_frontpage/Itemid,1/](http://philipsd.ukiwebdesign.com/component/option,com_frontpage/Itemid,1/)

Philip Horizons Community Blog Website: <http://philip.communityblogs.us/>

South Dakota Housing Development Authority Website: <http://www.sdhda.org/>

South Dakota State Registers of Historic Places:

[http://www.sdhistory.org/HP/hp\\_streg.htm](http://www.sdhistory.org/HP/hp_streg.htm)

South Dakota State University - Brookings: <http://sdrurallife.sdstate.edu/population.htm>

U.S. Census Bureau: [www.census.gov](http://www.census.gov)

United States Department of Agriculture, National Resource Conservation Service - Soils Website: <http://soils.usda.gov/>

Wikipedia, "Historic Preservation":

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Wikipedia, "James Scotty Philip":

[http://en.wikipedia.org/wiki/James\\_%22Scotty%22\\_Philip](http://en.wikipedia.org/wiki/James_%22Scotty%22_Philip)

## **COVER PAGE:**

Philip's Home Website, "Philip Picture"

<http://philipsd.ukiwebdesign.com/content/view/83/72/>

Wikipedia, "Philip & Haakon County Map"

[http://en.wikipedia.org/wiki/File:Haakon\\_County\\_South\\_Dakota\\_Incorporated\\_and\\_Unincorporated\\_areas\\_Philip\\_Highlighted.svg](http://en.wikipedia.org/wiki/File:Haakon_County_South_Dakota_Incorporated_and_Unincorporated_areas_Philip_Highlighted.svg)

## **PICTURES:**

Philip's Home Website:

<http://philipsd.ukiwebdesign.com/>

## **Appendix B: Resolution to Adopt Comprehensive Plan**

### **RESOLUTION #2009-15**

#### **A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF PHILIP AS PROVIDED FOR IN SDCL 11-6**

**WHEREAS**, 11-6-14 of South Dakota Codified Law has empowered the City Council of Philip to prepare a Comprehensive Plan for the development of the City; and,

**WHEREAS**, the City Council of Philip has developed a Comprehensive Plan through the year 2034, has held the required Public Hearing, and has made a recommendation for adoption of the Plan; and,

**WHEREAS**, the adoption of the Comprehensive Plan would guide the future development of Philip;

**NOW THEREFORE, BE IT RESOLVED**, by the Philip City Council, that the Comprehensive Plan for Philip through the year 2034 be adopted and effective 20 days after publication of this resolution.

Approved and adopted this 8<sup>th</sup> day of December 2009.

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John F. Hart, Mayor  
City of Philip, South Dakota

ATTEST:

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Monna Van Lint, Finance Officer

(Published: December 17, 2009)