

## Chapter Three

### 3.0 POPULATION

**GOAL:** To use population data to understand how past population trends have affected existing land use within Pennington County and to determine how future trends may affect future land use patterns.

**POLICIES:**

1. To incorporate potential population trends into Pennington County's future Land Use Plan.
2. To use existing demographic information to demonstrate the areas of residential growth.

#### 3.1 Introduction

The examination of population trends is vital to the understanding of the overall nature of an area. Past, current and future trends all effect how a city or county should plan for the future. No municipality or county is a stand-alone entity. All are connected to larger regions. Regional trends can result in dramatic changes in population. Pennington County's population growth is linked to that of the Black Hills region. Changes in the region have a corresponding effect within Pennington County. By comprehending the population changes taking place, more accurate predictions of future population changes can be made. With accurate future population predictions made, better planning decisions can be rendered.

#### 3.2 Population Trends

Pennington County represents one of the more culturally diverse counties in South Dakota. The majority of residents are white, however, there are significant minority populations to be found in the County. According to the 2000 census, there are 7,162 Native Americans or approximately 8% of the entire County population. The total Native American population in South Dakota is 62,283. Pennington County's Native Americans represent over 11% of the state's native population. The next largest minority groups found in Pennington County are the Hispanics or Latinos. The 2000 census indicated that 2,341 Hispanics or Latinos reside in Pennington County, making up approximately 2.6% of the population, but over 25% of the state's Hispanic and Latino population. The Afro-American and Asian populations are nearly equal, 755 and 776, respectfully.

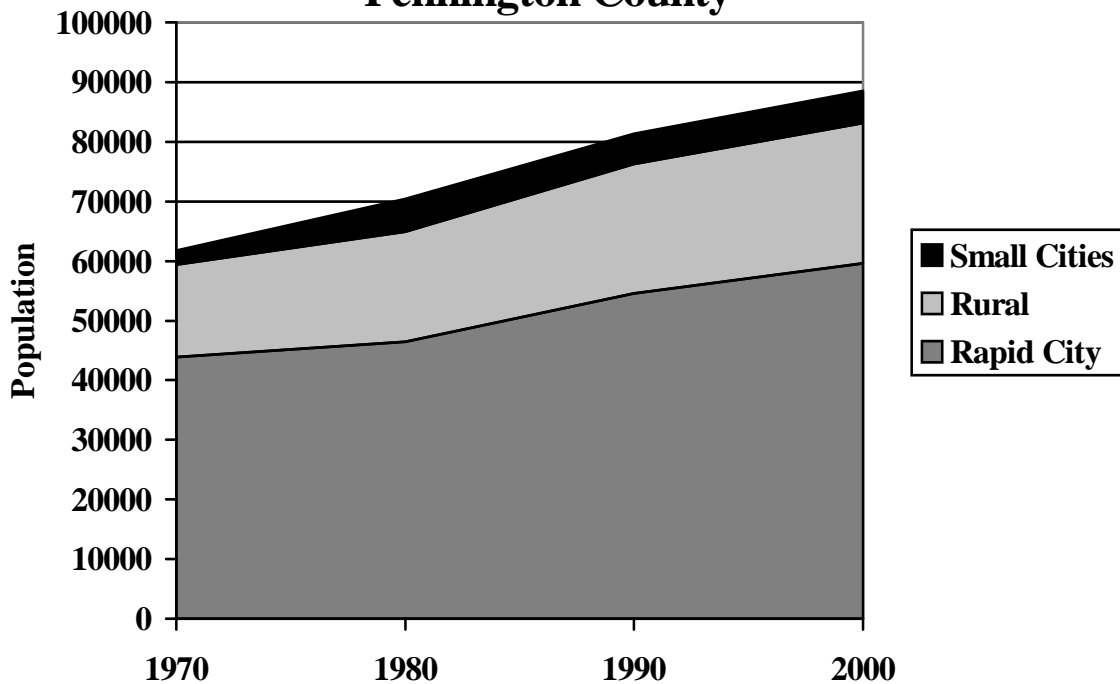
During the last decade, Pennington County witnessed a growth rate of nearly 9%. The 2000 U.S. Census indicated that Pennington County grew by 7,222 people to a total population of 88,565. The majority of growth occurred in Rapid City and western Pennington County. Approximately 30% of the increase in population in the last decade was located outside of any town or municipality. Table 1 shows the population changes of all the organized town and cities in Pennington County from 1970 to 2000.

**Table 3-1  
Population Changes 1970-2000  
Pennington County & Incorporated Towns and Municipalities**

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Pennington County	59,349	70,361	81,343	88,565
Box Elder	607	3,186	2,680	2,841
Hill City	389	535	650	780
Keystone	***	295	232	311
New Underwood	416	517	553	616
Quinn	105	80	72	44
Rapid City	43,836	46,492	54,523	59,607
Wall	786	770	834	818
Wasta	127	99	82	75

While towns and cities in western Pennington County grew, the towns in eastern Pennington County lost population. This characteristic represents an overall trend for South Dakota. The more rural, agriculturally based populations in South Dakota have been declining since 1970. Pennington County's overall population has increased, due in part to the location of a metropolitan area and unique physical characteristics. Western Pennington County has seen growth in the tourist, service and manufacturing industries and an influx of retirees to the Black Hills.

**Table 3-2  
Population Trends 1970 - 2000  
Pennington County**



### 3.3 Housing Trends

The total number of housing units in Pennington County total nearly 37,249 in 2000. Rapid City accounted for 67.4 percent of all housing units located in Pennington County, approximately 25,106 housing units. The rural area and smaller towns represent the balance of the housing units.

The 2000 housing vacancy rate was 7%, which comprised 2,608 households. All structures under construction, but not yet inhabited, are considered by the U.S. Census Bureau to be vacant.

In 2000, the household size in Pennington County was 2.49 persons, a decline from the typical household size of 3.02 in 1970 and 2.61 in 1990.

The following chart indicated the number of building permits issued for both new stick-built single-family residences and new mobile or manufactured homes. An overall trend is immediate. The valuation of new construction rose between 1990 and 2000 by over 400%. Likewise number of permits issued for both stick built and manufactured/mobile homes increase by nearly 300%. This trend illustrates the need for continued sound planning principals.

**Table 3-3**  
**Building Permit Numbers and Values**  
**By year from 1990 to 2001**

<b>Year</b>	<b>SFR Quantity</b>	<b>SFR Amount</b>	<b>MH Quantity</b>	<b>MH Amount</b>
1990	88	\$4,799,900	79	\$1,322,067
1991	92	\$6,192,990	87	\$1,479,074
1992	148	\$10,360,504	49	\$1,397,347
1993	151	\$12,213,911	50	\$1,321,840
1994	127	\$10,113,265	80	\$2,338,000
1995	139	\$14,795,350	71	\$1,955,900
1996	148	\$18,701,864	116	\$3,329,104
1997	166	\$16,394,576	149	\$5,853,387
1998	140	\$18,045,400	139	\$4,779,170
1999	207	\$25,380,765	207	\$6,744,375
2000	258	\$24,574,377	175	\$6,597,206
2001	174	\$15,189,939	109	\$4,540,710
2002	269	\$27,592,180	163	\$6,749,161

### 3.4 Future Population and Employment

Upon examination of past populations, an increase in the overall population in Pennington County is projected. Expansion to the retail business activity in and around Rapid City and the Black Hills will result in an increase in the County's population base.

Based on the population growth over the last 20 years, an 8.915% growth rate can be expected. Using a projected 8.915% growth rate, by the year 2020, Pennington County’s population is projected to grow to 105,059, nearly 29% greater than 1990.

Rapid City represents the largest portion of all future growth in Pennington County. The Rapid City Planning Department projects that by 2025 Rapid City will have a population of 103,000. Over 75% of all future population increases are anticipated to live within the corporate limits of Rapid City. Some of Rapid City’s future growth will result from the annexation of existing residential developments on the outskirts of the city. Rapid City has expressed interest in pursuing an annexation program. Future residential growth in the Rapid Valley area and forested areas to the south and west of Rapid City will represent additional population growth.

The rural farm and ranch population is expected to decline further. In part, this decrease will be due to continued farm and ranch consolidation and declining employment. The continuing trend of smaller families will also impact rural populations in eastern Pennington County.

Table 4 projects the number of new housing units to be constructed in rural Pennington County over the next 20 years. Using past new housing starts, the Planning Departments project that 151 new stick-built residences and 109 new manufactured housing units will be added to the housing stock each year. After the year 2006, housing construction is expected to decline gradually. This decrease is anticipated as existing subdivisions build out and as Rapid City annexes in the Rapid Valley area and areas to the south and west. It should be noted that the figures represented in Table 4 reflect only new housing starts and new manufactured homes located outside of any incorporated town or municipality.

**Table 3-4  
Rural Pennington County  
Project Housing Construction  
5-year periods**

	New Stick-built SFR	New Manufactured Housing Units
2001-2006	755	545
2006-2011	500	400
2011-2016	450	350
2016-2021	<u>450</u>	<u>350</u>
<b>Total</b>	<b>2,155</b>	<b>1,645</b>

Expansion of employment opportunities should continue based on several factors. South Dakota offers a favorable tax climate which prospective employers will find attractive. The Black Hills will continue to offer a high quality of life with people that have a sound work ethic. The community’s position as a regional health care, educational and retail center will also contribute to expansion of service related employment. Regional air and

surface transportation systems will support further economic development. Employment in the service industry should continue to show gains. The Black Hills regions will continue to be attractive as a retirement destination.

Pennington County residents will continue to be able to choose from a variety of lifestyles ranging from an urban setting, small town or rural lifestyle. The level of growth in Pennington County is dependent on several factors, such as the continuing operation of Ellsworth Air Force Base, the economic climate of Rapid City, and continuing expansion of tourism in the Black Hills. Future transportation costs, commuting times and rural density standards will all play a role in the distribution of all future population growth. Proper planning will ensure that new residential, commercial and industrial construction can be accommodated within the framework of the County's zoning standards.