



May 21, 2026

Mr. Jarvis Reidburn  
Clark County Equalization Office  
Clark County Courthouse  
Clark, SD 57225

Re: Proposed Lamar Colony Conditional Use Permit Application.  
Clark County, SD  
VPS Project No. 24026L

Dear Mr. Reidburn:

Please find included with this letter information relevant to the above mentioned project. This information is provided for the evaluation for a formal conditional use application. The project involves the proposed establishment of a religious farming community of Hutterian Brethren proposed to be located in the north half of section 28, T117N R58W.

Lamar Colony is a new Hutterite colony, or daughter colony, being formed by Fordham Colony. Site plans detailing the location of proposed structures, existing site topography, shelterbelts, roadways and other site features are attached. Locations of the proposed components that will be included in the Religious Farming Community are also shown.

### **Religious Farming Community Conditional Use Permit Application**

Lamar is submitting an application for a Religious Farming Community, which is listed as a conditional use under Clark County's ordinance Chapter 2.04 for Agricultural Districts. No other district in Clark County's zoning ordinance recognizes a Religious Farming Community as a conditional use.

As a religious farming community, Lamar Colony (Colony) will include various features which are listed as individual conditional uses in the Clark County zoning ordinance. These activities have been included in the application for a Religious Farming Community, as well as on the site plan, as they are considered by the applicant as ancillary and integral components of the Religious Farming Community. These components are as detailed as follows:

#### **Agricultural**

The Colony will be engaged in crop production, which is an essential part of the Hutterite faith and is mandated in their Articles of Incorporation. Within the proposed site plan, a grain handling, storage and feed processing facility will be built. Agricultural equipment storage will be provided within the shop buildings noted on the site plan. A scale for non-commercial use by the Colony will be located adjacent to the grain handling facilities. Under the Agricultural District, these activities and buildings are not considered conditional uses.

Animals at the proposed site will be limited to those intended to feed members of the colony and teach the children responsibility by managing them. These will consist of limited and/or seasonal populations of cattle, chickens, and ducks. The numbers of each species may vary by season, but overall animal units (AU) will not exceed 299 AU at any time. Poultry will be housed in small barn and cattle (less than 5 head) will be pastured on grass. Pastured animals are not defined as a Concentrated Animal Feeding Operation. The lack of a mapped shallow aquifer at the proposed location, as well as the housed nature and limited number of poultry would suggest the definition of a “Potential Pollution Hazard” is not met. However, if it is determined by the County Administrative Official that a potential pollution hazard does exist, all procedures and requirements of a Class D CAFO will be followed. Any proposed residential structures within the required setbacks for a facility of this size are those of the applicant, which waives the setback requirements.

#### Church/Cemetery

A church will be located within the central community building within the housing area. This building will also house the kitchen and other community spaces.

A cemetery is also proposed as shown on the site map.

The applicant considers these facilities to be ancillary and integral components of the Religious Farming Community, as the observance of the applicant’s religion would be inhibited by locating these components off site.

#### Residential Housing and Shared Use Areas

The largest area of development is the residential and shared used areas, which are an essential element of communal Hutterite Colony life. These areas include housing units, a central kitchen and dining room, central laundry facilities, a multi-use/community building, shops, green space, and a community garden. These facility locations are noted on the site plan.

#### School

A school for Colony’s children is noted on the site plan.

This use is also considered by the applicant as an ancillary and integral component of the Religious Farming Community, as children also receive instruction in the observed religion and traditions which would not be available off site. This instruction is provided by Colony members before and after the student’s regular school day.

#### **Potential Future Conditional Uses NOT included in this application**

Several components are shown on the included site maps which are *not* intended as part of the Conditional Use Application for a Religious Farming Community. The applicant is aware and understands that these components are not included in the Religious Farming Community application, and that they will require separate Conditional Use applications in the future.

The applicant is also aware that these components have the potential to NOT be granted a conditional use at the time of application. Separate applications for these components are not made at this time for two reasons: First, the applicant may choose to never construct these components. Second, if the Colony does construct these components, it is unlikely construction will begin within two years from the date of approval, at which time any issued permit would have expired.

These components are shown in the interest of transparency on the part of the applicant. As listed conditional uses in the Ag District, the Colony has the same right as any other applicant to apply for these conditional uses at any time, but is aware that they may not be approved.

These potential future conditional uses are discussed further below, for the purpose of additional transparency.

#### Manufacturing Shop

A future building housing light industrial manufacturing is shown near the grain handling facility. This facility would produce roll-formed steel sheets. This is an activity that is currently in place at Fordham Colony and may be moved in the future. Other light industrial manufacturing could be considered for this building in the future. Any commercial manufacturing activities would require a separate conditional use permit.

#### Concrete Batch Plant

A future concrete mixing and batching plant is shown on the site plan. This plant would be intended for non-commercial on-site construction use by the colony in the future. This is also a separate conditional use that would be applied for by the Colony if they desire to construct it.

#### Commercial Feed Mill

A grain storage area is shown on the site plan. This is classified as a permitted use by the ordinance. A feed mill is also shown. The plans for using this mill commercially are uncertain at this time. If the proposed mill will be used for commercial production, the Colony recognizes a separate conditional use permit is required.

#### **Section 3.04.01.6**

The following is provided to address the items listed in the above section.

- a. Public entrance and exit to the property will be via a main access road from 421st Avenue.
- b. Off street parking and loading areas will be provided with the Colony perimeter. No on-street activities will be allowed.
- c. Utility entrances will be located within the Colony perimeter, as will refuse collection areas.

- d. Shelterbelts are proposed around the perimeter of the Colony site, and will be placed in compliance with required setbacks.
- e. Signage will be limited to the main entrance from 421<sup>st</sup> Street, indicating the Colony entrance. Exterior lighting will be at normal levels required for security and not adjacent to nearby roads.
- f. Yard setbacks are met by the proposed structures.
- g. The proposed use is listed as a conditional use for the Ag District.
- h. Main access to the proposed site will be via 421<sup>st</sup> Avenue. Traffic of heavier weight than currently present is not anticipated.

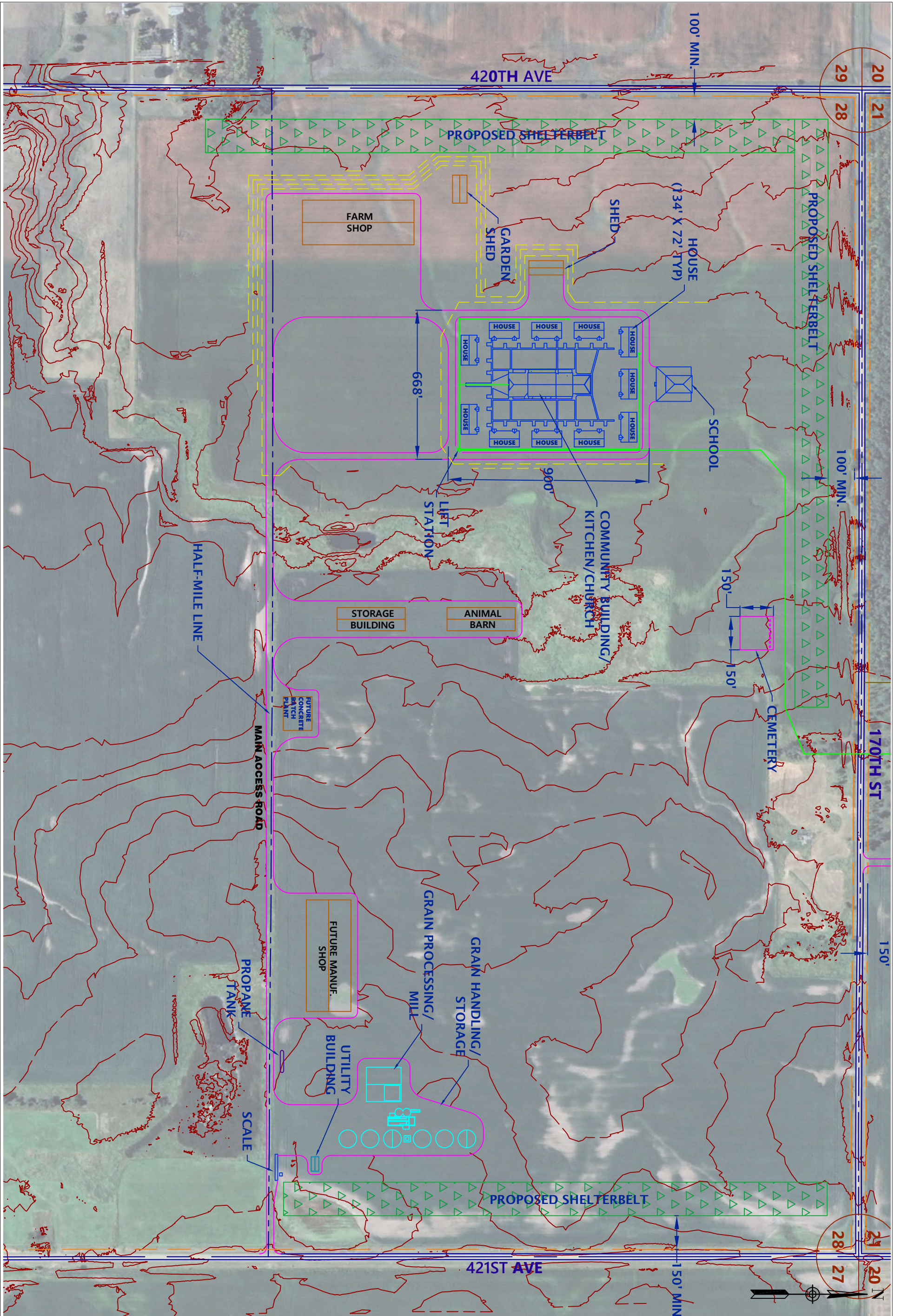
We hope the information included is helpful in considering the application. If there are any questions associated with the above materials or the application in general, please contact us at any time.

Sincerely,

*Brian Friedrichsen*

Brian Friedrichsen, PE  
Senior Environmental Engineer

Enc.



**SITE PLAN**  
**LAMAR HBI**

VANTAGE POINT SOLUTIONS LLC

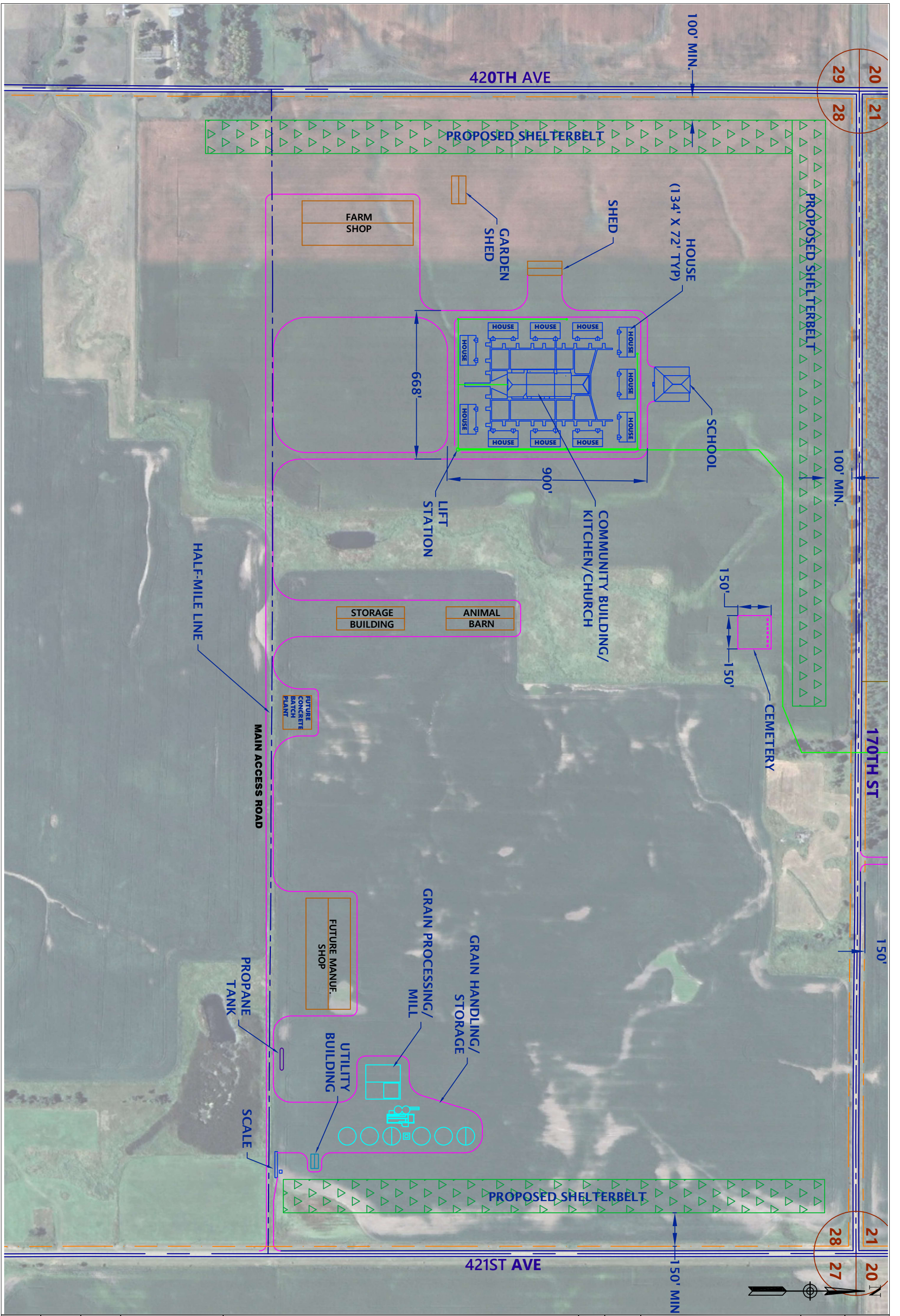
REV.	DATE	DESCRIPTION	BY	CHKD
DATE: 5/21/26		DRAWN: RR	CHECKED: BF	
111 KANSAS AVE. SE, SUITE A, HURON, SD 57350				




JOB NO:  
**24026L**

SCALE:  
**1" = 400'**

DWG:  
**1**



JOB NO: **24026L**  
 SCALE: **1" = 400'**  
 DWG: **1A**



**SITE PLAN**  
**LAMAR HBI**  
 VANTAGE POINT SOLUTIONS LLC

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