

**CODINGTON COUNTY
CONDITIONAL USE PERMIT APPLICATION**

APPLICANT (PRINT): Joe Snyder, Agent

PHONE: 605.868.2598

ADDRESS: 505 12th Street SE, Watertown, SD 57201

OWNER (PRINT): Eva Regnier

IF DIFFERENT THAN APPLICANT

PHONE: 605-881-7384

ADDRESS: 45286 166th Street, Watertown, SD 57201

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF CODINGTON COUNTY, SOUTH DAKOTA, TO ISSUE A CONDITIONAL USE PERMIT FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (PLEASE PRINT OR TYPE)

Regnier Addition in the county of Codington, South Dakota, Located in the SE 1/4 of Section 35, T118N, R53W of the 5th P.M., Codington County, South Dakota

GENERAL AREA OR STREET ADDRESS: 45286 166th Street, Watertown, SD 57201

EXISTING LAND USE: Farmstead

EXISTING ZONING: Agricultural

SIZE OF PARCEL: ACRES 41.68 **LOT DIMENSIONS:** WIDTH See attached LENGTH See attached DEPTH See attached

SURROUNDING LAND USE

NORTH:

Farm land

SOUTH:

Residential dwellings/farm land

EAST:

Residential dwellings/farm land

WEST:

Farm land

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT
(ATTACH A SEPARATE SHEET OF PAPER IF NECESSARY)

Applicant is the purchaser of the subject property scheduled to close August 4th, 2026. Applicant wants to sell

approximately 5-6 acres of the subject property with a farmstead exemption as a conditional use transferring with

the 5-6 acre parcel so that both the sold off parcel and the remaining 35.68-36.68 acre parcel retain buildable rights as a farmstead.

SIGNATURE OF APPLICANT Joe Snyder

* SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) Eva R Regnier

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

1. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED

5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SETBACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

3.04.02.44

DATE FILED WITH ZONING OFFICE: 6-22-26

FEE PAID (NON-REFUNDABLE): _____

DATE OF HEARING: 7-20-26

ACTION BY BOARD OF ADJUSTMENT: _____ YES _____ NO

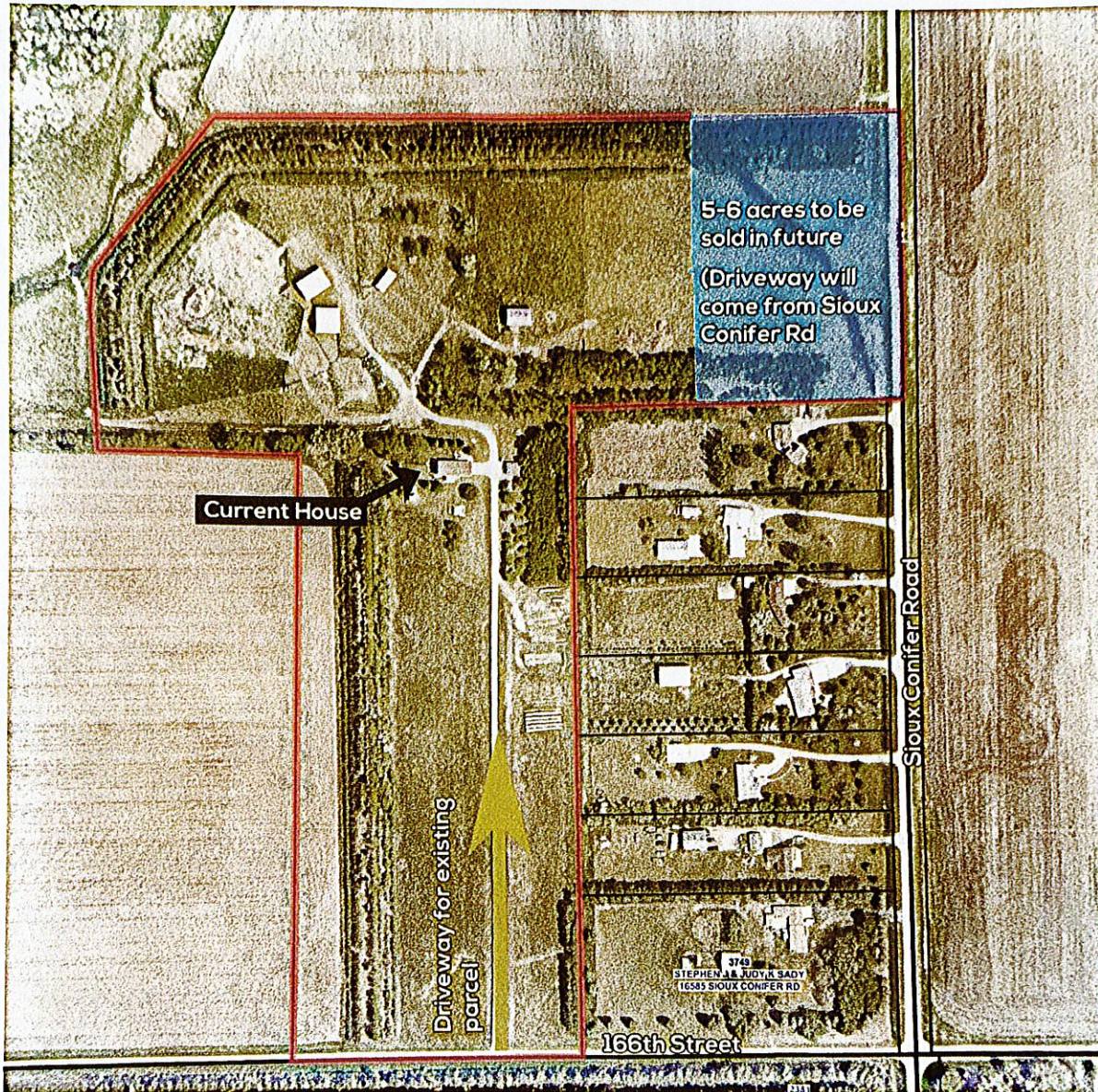
DATE FILED: _____

FOR OFFICIAL USE ONLY

COND. USE # _____
BUILDING PERMIT # _____

Lake

Codington County Conditional Use Permit Application Attachment



Blue shaded area represents the 5-6 acres that would be sold off with farmstead exemption as conditional use to retain buildable rights. Access to the parcel's future house would be off of Sioux Conifer Road.

The remaining 35.68-36.68 acres would also retain buildable rights in the event an owner wants to build a new house on the property (current house would be removed from the property)