

**AUGUST 2026
CODINGTON COUNTY/CITY OF WATERTOWN
JOINT BOARD OF ADJUSTMENT
STAFF REPORT**

MONDAY – AUGUST 31, 2026 – 7:30 p.m.

CODINGTON COUNTY/CITY OF WATERTOWN JOINT BOARD OF ADJUSTMENT

ITEM #1 CONDITIONAL USE PERMIT:

Applicant/Owner: Doug and Justin Brandriet

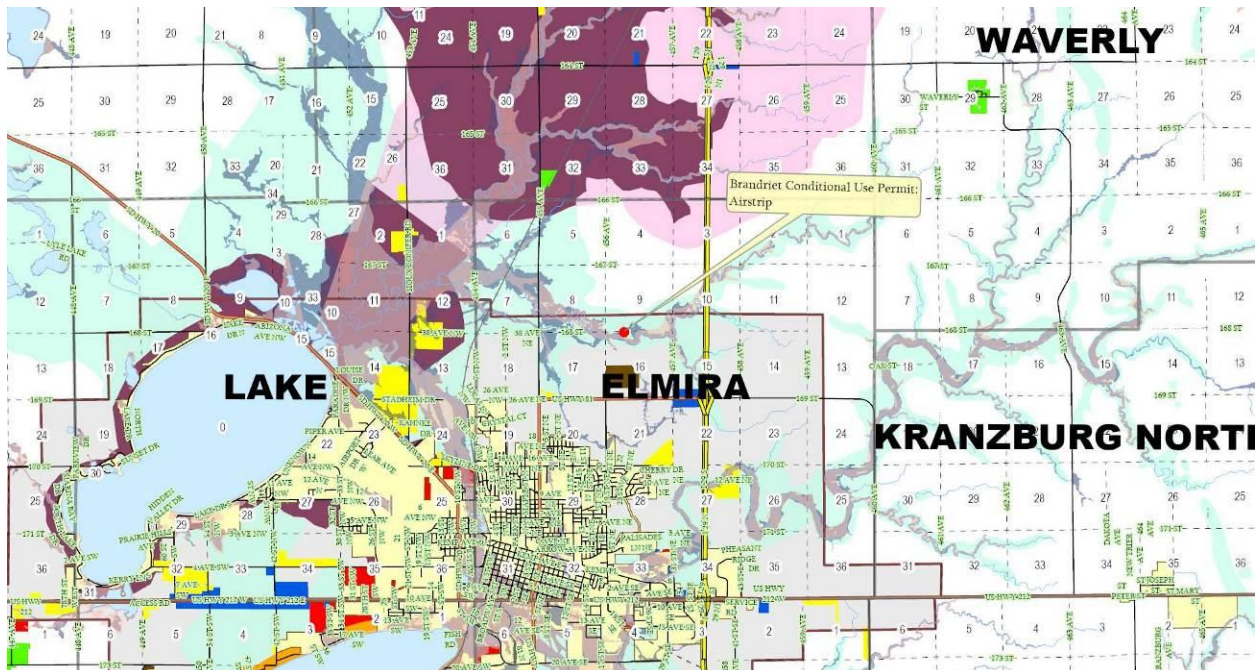
Property Description: The North Half of the Northwest Quarter, less the South 440 Feet of the North 880 Feet; & the North Half of the Northeast Quarter less the South 440 Feet of the North 880 Feet of the West 990 Feet, and less the South 653 Feet of the East 1,355 Feet all in Section 16, Township 117 North, Range 52 West of the 5th P.M. (Elmira Township), Codington County, South Dakota

Latitude/Longitude: 44.948034° / - 97.076118°

Action Items –

Conditional Use Permit –

- **Airstrip (3.04.02.1)**

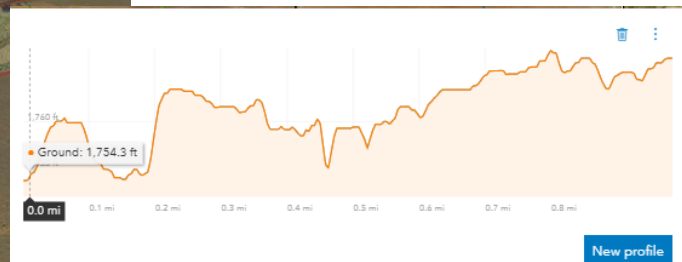


Zoning Designation: Agricultural

Request: Operate private airstrip for purpose of landing planes for aerial application.

Specifics of Property/Request:

1. The applicant owns the above piece of property and requests a permit for an airstrip for contracted cropdusters to land on.
2. The airstrip is intended to be parallel to and located 65' (at its nearest point) from the 168th Street Right-of-Way; and end 65' from the 456th and 457th Avenue Rights-of-way.
3. No plans were provided to demonstrate manner of site prep/grading.
4. No information was provided regarding permitting for a private airstrip (Filing of 7480-1; application/permit with state aeronautics commission.)
 - a. 7480-1 is required for Notice of Landing Proposal
 - b. Portions of the proposed area are located within 20,000 feet of the runway at Watertown Airport. Any airstrip closer than 20,000 feet requires approval by SD Aeronautics Commission. (This *may* require even if the portion less than 20,000 feet from the runway is removed from the plans.)
5. The property is currently used for pasture and cropping.
6. Most of the east half mile is within the floodplain.
7. The grade on the property varies from 1,753.7' to 1,767.7 with a tributary to the Big Sioux meandering through the proposed path.

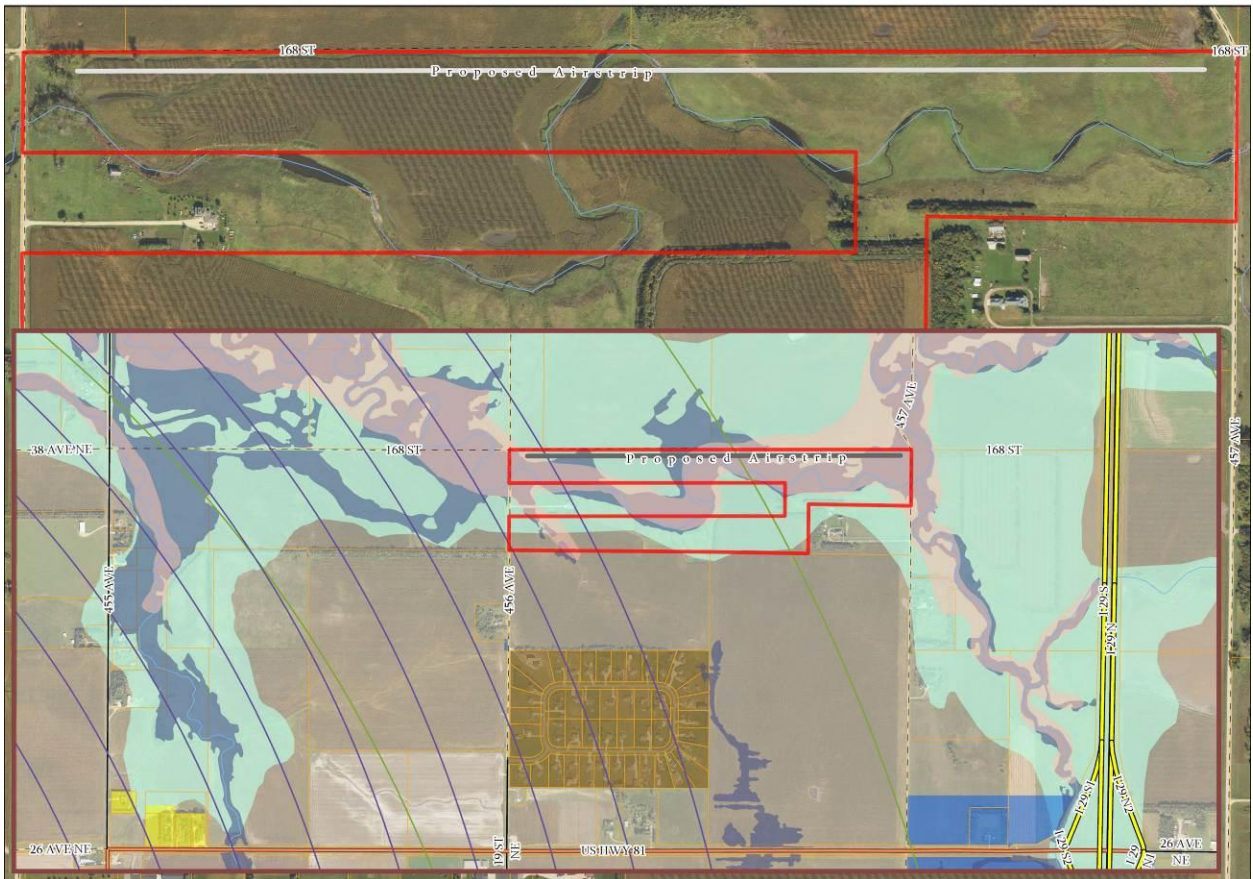


8. The nearest residence is located ~600' to the south of the proposed runway. Northwoods Subdivision (40 residences) is located approximately one half mile south of the proposed runway.
9. An electrical transmission line was permitted by the Board on June 26, 2023 and includes the 457th Avenue right-of-way adjacent to this property. (Construction on the line has commenced.)

Ordinance/Land Use Plan: Conditional Use

1. The City of Watertown's Comprehensive Land Use Plan – Future Land Use by Development Map (Map 60 on Page 169) identifies this lot as: "[Future] Rural Area."
2. The City of Watertown's Comprehensive Land Use Plan – Future Land Use by Staging Area (Map 62 on Page 183) identifies this lot as: "Develop After 2035"
3. The comprehensive land use plan lists certain considerations for airstrips and (mostly) airports.
4. Though no setbacks are listed, the land use plan suggests that the Board will consider effects of noise and land use limitations on neighboring uses.
5. If used for only the landing of aircraft used by the farmer, usage of the airstrip will be minimal and of little impact (due to frequency) to the neighborhood.

Brandriet Cond. Use Permit
Airstrip



6. Utilizing the easternmost portion of the runway may interrupt or disturb the newly permitted electrical transmission line.
 - a. According to state law, any use for which a permit has been applied for and/or subsequently granted shall have the authority to continue despite the encroachment of uses which may develop or be permitted afterwards as long as the construction and use remains in accordance with the applicable rules. (11-2-17.7 - Dibbs rule.)
7. Applicant intends to meet all state and federal requirements for airstrips, however has not started the process to the knowledge of the zoning office or State Aeronautics Commission as of the date of this report.
8. It is unknown if this airstrip will negatively impact the Watertown Airport.
9. The airstrip will not significantly increase traffic on any adjacent streets, and may modestly decrease farm traffic during spraying season.
10. Though intended to be grassed, any grading of the airstrip will be considered non-agricultural improvements. If greater than one acre is disturbed the applicant will be required to obtain a stormwater permit from SD-DANR. Further, any grading performed in the 100-year floodplain will require a floodplain development permit.
11. The site is accessed by approaches at respective intersections of the unimproved 168th Street with 456th and 457th Avenues.
12. Adequate space is available for anticipated parking.
13. The applicant will not make any changes to parking, access, lighting, garbage, sanitary sewer/septic, nor provisions of utilities as a result of this application.
14. It should be noted that, if the intent is to utilize the private airstrip as justification for mitigation (moving) transmission lines or towers, it is unlikely the FAA will recognize the

private airstrip for the purposes of “air/spacing” the transmission line towers or poles. (per SD Aeronautics Commission.)

Staff Summary:

This use meets the definition of an airstrip. It is proposed in an area that is not expected to develop in the next 10 years and is on the backside of a floodplain which would significantly hamper development in this area anyway. If used beyond personal use (cropdusting on landowner’s property) the use would likely conflict with neighboring residential and future urban development. The current grade of the property, particularly in the northeast quarter of this section, would likely be unsafe for landing or taking/off. Due to the contour, floodplain, and potential conflict with the permitted transmission lines, staff recommends that, if approved, the permit be limited only to the **northwest quarter of this section**. Further, due to proximity to the Watertown Airport additional permitting with the State Aeronautic Commission, in addition to the standard notice will be necessary.

Staff Recommendation

Conditional Use Permit – **Airstrip**: The Board may postpone the request, deny the request or approve the request. Staff recommends postponing decision on the request until:

- 1) Grading Plan or Site plan is submitted indicating how grading will be accomplished for safe landing of aircraft; or to account for a smaller runway which may not require significant grading.
- 2) Demonstration of applicable permits and notification of the South Dakota Department of Transportation – Aeronautics Commission and/or FAA; or documentation that no such permitting is necessary.
- 3) At which time another public hearing would be held to consider any changes submitted between this and the future meeting.

If approved staff recommends the following conditions be agreed to in a letter of assurance signed by the applicant(s):

1. Effective date, limitation of use, transferability, and future permits required:
 - a. The permit shall become active upon
 - 1) Signing of this letter of assurance by the owner.
 - 2) Demonstration of all applicable permits from the State and Federal Aeronautics Commission.
 - b. This permit authorizes only that portion of the above-described property located in the Northwest Quarter of Section 16-117-52 to be used as an airstrip.
 - c. The use of this property for an “airstrip” is limited to the take-off and landing of aircraft being utilized by the property owner for agricultural purposes only. Exception: the airstrip may be used for documentable emergency landings.
 - d. The Conditional Use permit for an airstrip is not transferable. Subsequent owners/operators shall obtain a new conditional use permit to operate any form of airstrip.
2. General Requirements

- a. Noxious weeds shall be controlled.
- b. Outdoor piling or storage of scrap materials, junk, etc. is prohibited.
- c. Any structures used for storage of aircraft or related equipment (unless personal property of the landowner) shall be constructed in accordance with the most recently adopted (by South Dakota Codified Law) International Building Code.
- d. A grading plan or site plan shall be submitted indicating how grading will be accomplished for safe landing of aircraft; or to account for a smaller runway which may not require significant grading. This may include a floodplain development permit and applicable FEMA Map Amendments if significant grading is necessary.

3. Violations and Penalties.

- (1) Violation of the terms of this conditional use permit will be determined by the Codington County Zoning Officer.
 - a. Any violation will result in the prescription of actions to correct the violation and may result in a review of the validity of the conditional use permit and potential revocation of said permit.
 - b. The applicant may make appeal from the decision of the Zoning Officer or other agent of the Board to the Board. The applicant shall file with the Zoning Officer a notice of appeal specifying the grounds thereof. The Zoning Officer shall forthwith transmit to the Board of Adjustment all papers constituting the record upon which the action appealed from was taken. Such appeal shall be taken within thirty (30) days. Appeals from the Board shall be taken to Circuit Court.

4. Expiration of Permit.

- a. Unless an appeal of the decision to approve this permit or some other related appeal is filed, this conditional use permit shall expire with no further action by the Board of Adjustment on August 31, 2027 unless actual construction has been commenced without undue delay