



Board of Adjustment Agenda Item

Subject: Board Consideration of a Conditional Use Request for Public and Quasi-Public Institutions or Services in the A-1 Agricultural District to construct a detention center on Lot 3 of Discount 2nd Addition

Meeting: Board of Adjustment - Mar 06 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

Owner/ Applicant: Codington County / Colin Dejong

Property Address: TBD 9th Avenue SW, Watertown, SD 57201

Legal Description: Lot 3 Discount 2nd Addition Tax Exempt to the Municipality of Watertown, Codington County, South Dakota

Conditional Use Request:

On behalf of the property owner, Codington County, the applicant, Colin DeJong, Aason Engineering Company, Inc., is seeking a Conditional Use for §21.1203.9 public and quasi-public institutions or services in the A-1 Agricultural District to permit the construction of a new detention center for Codington County. The property is ~8.75 acres and was platted in 2011. The proposed facility will have an area of ~46,000 SF, and the site plan shows there will be 132 parking spaces. Since detention centers or jails do not have specific parking requirements listed under §21.6302 Minimum Off-Street Parking Requirements, staff has determined that the most similar use for parking calculations would be assisted living or nursing homes. As such, the parking was calculated at 0.25 spaces per bed, plus one space per employee on the maximum shift. Two access points are approved off of US Highway 212 from the South Dakota Department of Transportation. The east access will be built as indicated by the access easement on the plat. This access will run through Lot 2 of Discount 2nd Addition, which is also owned by Codington County. The west access will be developed in the future. Utility connections are available along US HWY 212 and are able to support the needs of the facility.

Although the Comprehensive Land Use Plan designates the area for commercial or industrial development with its proximity to the arterial route of US Highway 212, however, the current zoning of the property as A-1 is the only zoning district that includes the use of a 'Public and quasi-public institutions or services'. The detention facility is compatible with adjacent commercial and industrial development.

Adjacent Property Zoning Designation:

- North → A-1 Agricultural District
- East → I-1 Light Industrial District
- South → I-1 Light Industrial District /C-3 Highway Commercial District

- West → County

Before any conditional use shall be issued, the Board shall make written findings certifying compliance with the specific rules governing individual conditional uses and the satisfactory provision and arrangement has been made concerning the following, where applicable:

- (a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- (b) Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district.
- (c) Refuse and service areas, with particular reference to the items in (a) and (b) above,
- (d) Utilities, with reference to locations, availability and compatibility.
- (e) Screening and buffering with reference to type, dimensions and character.
- (f) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic affect, and compatibility and harmony with properties in the district.
- (g) Required yards and other open space.
- (h) General compatibility with adjacent properties and other property in the district.

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Brandi Hanten, Community Development Manager
Carla Heuer, Planner

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of the Conditional Use Request through the following motion:

I move to approve the Conditional Use Request for Public and Quasi-Public Institutions or Services in the A-1 Agricultural District to construct a detention center on Lot 3 of Discount 2nd Addition.

ATTACHMENT(S):

[Vicinity Map](#)

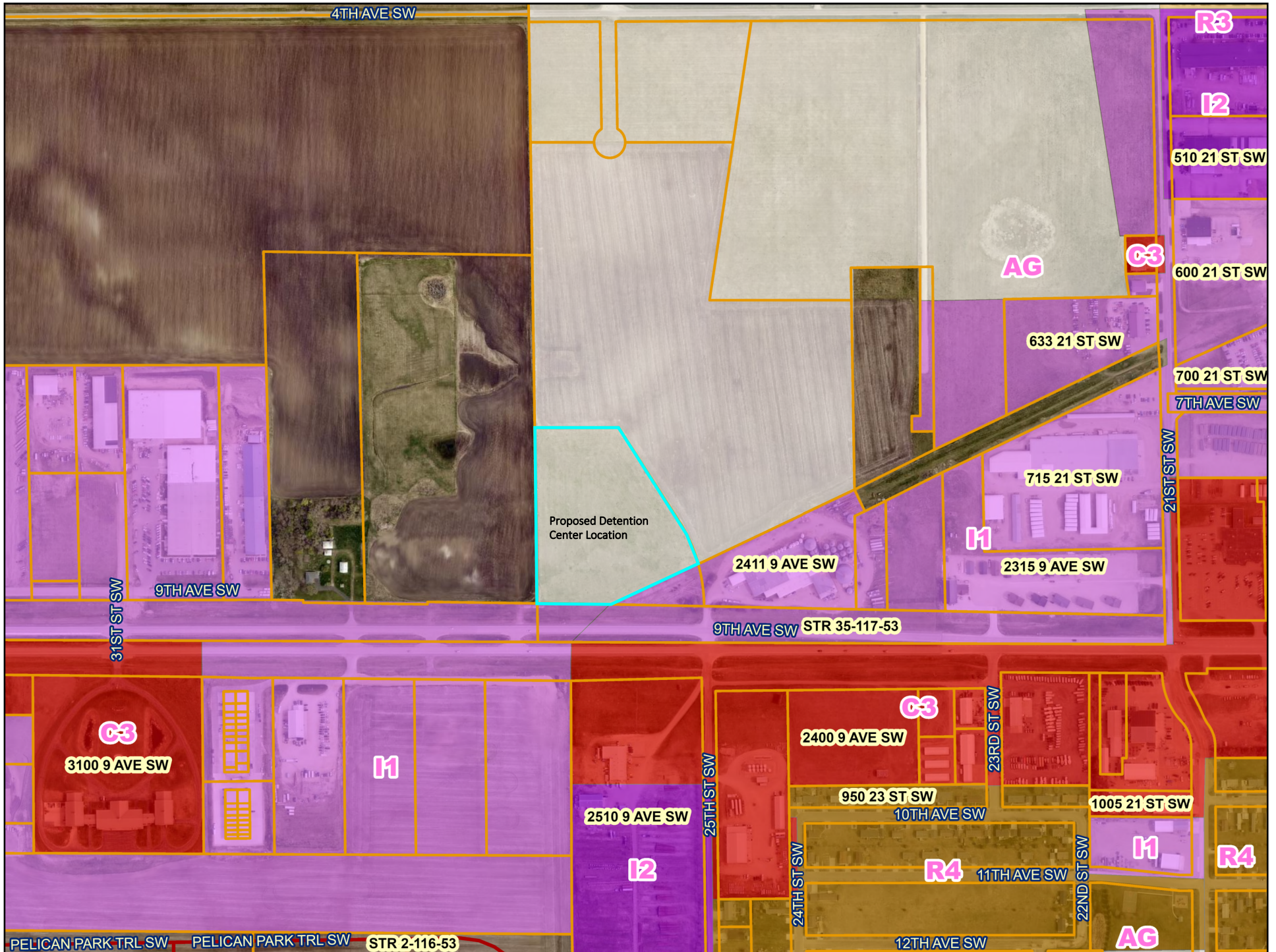
[Application](#)

[Approval Letter](#)

[Site Plan](#)

Vicinity Map

0 200 400 800 Feet



Conditional Use Application

CU-25-2

Submitted On: Feb 14, 2025

Applicant

 Colin DeJong
 605-882-2371
 colindejong@iw.net

Primary Location

Point Location: 44.8915, -97.1564

Applicant Information

Applicant is...

Agent

Main Contact Information

Responsible party for all correspondence throughout the project.

Main Contact Name

Colin DeJong

Main Contact Phone Number

605-882-2371

Main Contact Email

colindejong@iw.net

Main Contact Address

1022 6th St SE Watertown, SD 57201

Property Information

Address of Conditional Use Request

NA

Owner Name

Codington County

Legal Description

Lots 2 & 3 Discount Second Addition

Property Zoning District

A-1 Agricultural District

Requested Conditional Use

21.1203: Public and quasi-public institutions or services

Please reference Title 21

(<https://www.watertownsd.us/DocumentCenter/View/2382/Ordinance-Book-for-Website?bidId=>) for applicable conditional uses in specific districts.

Describe how the use will be established on the property

Codington County is planning to construct the new detention center at this location.

How many parking spaces are provided on site for the proposed use?

132

What is the square footage of the structure the use will encompass?

46,000

Justification for Request

Before any conditional use shall be issued, the Board shall make written findings certifying compliance with the specific rules governing individual conditional uses and the satisfactory provision and arrangement has been made concerning the following, where applicable:

Please answer the below items (a-h) on how they are addressed on the property or how the requested conditional use will be accommodated for if approved. If an item(s) will not be affected, insert "NA" in that field(s).

A. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Ingress and egress to the property will be provided in (2) locations from US Highway No. 212. Permit applications have been submitted to the SDDOT for these locations. Adequate traffic circulation has been provided for emergency vehicles to maneuver around the proposed structure.

B. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district.

132 parking spaces have been provided for employee, public and work release parking. A loading dock is planned along the north side of the building.

C. Refuse and service areas, with particular reference to the items in (a) and (b) above

A refuse area will be provided along the north side of the building, most likely near the employee entrance.

D. Utilities, with reference to locations, availability and compatibility

There are existing utilities within the road right of way along the north side of US Highway 212. Conversations with WMU indicate the existing utilities are accessible and adequate to support the need of the future building.

E. Screening and buffering with reference to type, dimensions and character

NA

F. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic affect, and compatibility and harmony with properties in the district.

Shoe box lighting will be used to keep glare from affecting neighboring properties. Any signage shall be permitted prior to installation.

G. Required yards and other open space.

NA

H. General compatibility with adjacent properties and other property in the district

All adjacent properties are currently agricultural uses, except for the property to the southeast of the structure which is an industrial use.

You can also upload any site plans, images, sketches, etc. in the attachment section later in the application if that helps to better explain your request.

Sign Posting

Provided by the City, a sign must be posted by the applicant on the property requesting a conditional use at least five (5) days before the time of hearing, per City Ordinance Ch. 21. 0202 2.B.3.

City staff will send notification when the sign is ready to be picked up via OpenGov. Please check the application or the email address provided for notification.

I acknowledge that I will be required to post the sign stating the requested conditional use for the above referenced property.

true

Acknowledgement

I, the undersigned, do hereby affirm the above statements are true and correct and agree to comply with the provisions of the ordinances of the City of Watertown and the approved plans and specifications accompanying this application.

I am the...

Agent

Date

02/14/2025

true

January ²¹~~18~~, 2025

Kristen Bobzien
Acting City Manager, City of Watertown
23 2nd St. NE
Watertown, SD 57201

Dear Ms. Bobzien,

Colin DeJong, Aason Engineering Company Inc., is authorized to serve as an agent acting on behalf of Codington County, South Dakota for the purpose of submitting for a conditional use of a Public Institution in the A-1 Agricultural Zoning District for the proposed Codington County Jail.

Sincerely,



Troy Van Dusen, Chair
Codington County, South Dakota

