

STAFF REPORT

August 10, 2000

PLAT #99PL139 - Preliminary and Final Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Milt Browning
REQUEST	PLAT #99PL139 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 9R and 10R, Block 4, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximatley 2.1 Acres
LOCATION	6651 Green Drive
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Private Water and Sanitary Sewer Service
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the August 24, 2000 Planning Commission meeting.

GENERAL COMMENTS: **The applicant has been in contact with the Department of Environment and Natural Resources regarding the location of the septic systems. The Department of Natural Resources denied a variance to allow the applicant to have septic system uses less than 150 feet from a well for proposed lot 10R. The applicant is currently exploring alternatives for a new septic system.**

The petitioner is proposing to relocate a common boundary line which runs between Lot 10 and Lot 9. The City Council earlier this year denied without prejudice this request due to water and sewer issues. The petitioner's house is on Lot 10 and is constructed over the property line into Lot 9. The relocated property line would enable the petitioner's house to be located entirely on one lot, Lot 10R. The second lot, Lot 9R would be vacant. A Layout Plat for this proposal was approved in September 1999. The property is zoned Suburban Residential Development by Pennington County. The minimum lot size for the Suburban Residential Development District is one acre for lots with on-site waste water systems and individual wells. The proposed lots are 1.01 and 1.05 acres respectively and would meet the minimum lot size requirements.

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STAFF REVIEW: Staff reviewed this request and is primarily concerned with on-site wastewater and water issues. The Green Valley Subdivision is a low lying area with a high water table. There have been a number of septic system and well contamination problems experienced for many years in this area. During the Layout Plat review, Staff recommended that as a condition of Preliminary Plat approval, the petitioner provide documentation of water sources on both lots, and obtain a water test on the existing well which indicates that the well water is safe for drinking. Since that time the applicant has installed a "Dry Pellet Chlorinator" as a water treatment system. He has submitted one water test taken since the treatment system has been installed. However that test did not provide nitrate information. Staff is requesting that additional test(s) are provided to insure that nitrate levels are acceptable and that no coliform is present. Staff is requesting that covenants are filed with the property documenting the long-term maintenance and ownership of the water system. This is to insure that both lots have access to the water system. However, the issues with the on-site septic systems have not been resolved. The septic tank and drain field on Lot 10 does not meet the state standard of 150 feet of separation from the well. The state standard requires that the septic tank and drain field be at least 150 feet away from the well. The information provided on the survey indicates that there is only approximately 90 feet between the septic tank and the well. There are also issues of the location of the water line in relationship to the septic system and a portion of the driveway located over the drain field. The applicant must obtain variances to the State regulations to allow these deviations. Until documentation is provided that a variance granted to allow the configuration of the on-site waste water in relationship to the other improvements, additional water test are performed, and covenants are provided, Staff is recommending that the plat be continued.