

STAFF REPORT

September 7, 2000

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**PLAT #99PL139 - Preliminary and Final Plat**

**ITEM 2**

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GENERAL INFORMATION:

PETITIONER	Milt Browning
REQUEST	<b>PLAT #99PL139 - Preliminary and Final Plat</b>
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 approved with the following stipulations:

Engineering Division Recommendations:

1. That prior to Preliminary Plat approval, the applicant shall change the name of the current eight foot utility easements to eight foot drainage and utility easements,
2. That prior to approval of the Preliminary Plat, a 15 foot easement for Lot 9R's water line across Lot 10R shall be shown on the Plat;
3. That prior to Preliminary and Final Plat approval by the City Council, the applicant shall provide a common access easement for both lots; and,

Pennington County Register of Deeds:

4. That prior to approval of the Final Plat, the plat document shall be revised to show the book and page number of the 8 foot utility easement proposed for vacation by this plat.

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 Environment and Natural Resources denied a variance to allow the applicant to have septic system uses less than 150 feet from a well for proposed Lot**

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**10R. The applicant has been working with the Pennington County Environmental Technician and the Engineering Division on the location of new septic system. They have identified the location of the new drainfield for Lot 10R. The applicant has submitted additional water tests documenting that both nitrates and coliform are within acceptable levels. With these issues being resolved, Staff is comfortable with recommending approval of the Preliminary and Final Plat.**

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.

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.

