

STAFF REPORT
April 27, 2004

No. 04VE008 - Vacation of a Drainfield Easement

GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc. for Cynthia Hanson
REQUEST	No. 04VE008 - Vacation of a Drainfield Easement
EXISTING LEGAL DESCRIPTION	Lot 8, Cinnamon Ridge Subdivision, Section 13, T1N, R6E, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 acres
LOCATION	7685 Cinnamon Ridge Drive
EXISTING ZONING	Limited Agriculture District (County)
SURROUNDING ZONING	
North:	Suburban Residential District/General Agriculture District
South:	Limited Agriculture District
East:	Limited Agriculture District
West:	Limited Agriculture District
PUBLIC UTILITIES	
DATE OF APPLICATION	03/19/2004
REPORT BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the Vacation of a Drainfield Easement be approved with the following stipulation:

1. Prior to drainfield construction, the required eight foot excavation pit must be observed and approved by the Pennington County Planning Department.

GENERAL COMMENTS: The applicant is proposing to vacate an existing 9,380 square foot drainfield easement and construct a new drainfield in a new 9,292 square foot drainfield easement. The existing drainfield easement runs generally north and south and is located in the northern portion of the property.

The subject property is located in Pennington County but within the City of Rapid City's platting jurisdiction. On April 5, 1993, the City Council approved a Preliminary and Final Plat to create a 10 residential lot development known as the Cinnamon Ridge Subdivision. The Preliminary and Final Plat's included the subject property. In addition, the Preliminary and Final Plat's identified the existing drainfield easement on the subject property. The property is currently zoned Limited Agriculture. A single family residence is currently being constructed on the subject property. The applicant has indicated that an existing gravel

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driveway is located over a portion of the existing drainfield easement. The applicant is now proposing to vacate the existing drainfield easement and relocate it to a location that would not interfere with the existing gravel driveway.

STAFF REVIEW: Staff has reviewed the Vacation of Easement request and has noted the following issues:

Drainfield Location: As previously indicated the location of the existing drainfield easement was identified on the Preliminary and Final Plat's that were approved in 1993. As part of that plat review a study was performed to insure the location of the proposed drainfields would not contaminate the Minnelusa and Madison Aquifers. The results of that study were reviewed and approved by the City Engineering Division prior to Preliminary and Final Plat approval. The location of the new drainfield easement is the same general location as the existing approved easement.

Percolation Tests: Staff noted that percolation tests have been performed and show the adequacy of the site in relation to Madison Formation. Staff also noted that the required eight foot excavation pit must be observed and approved by the Pennington County Planning Department prior to drainfield construction.

Staff is recommending that this item be approved with the above stated stipulation.