

STAFF REPORT

November 9, 2000

PLAT #00PL105 - Preliminary and Final Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Donna V. Spitzer
REQUEST	PLAT #00PL105 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 13A and 13B of Lot 13 in Block 4 of Green Valley Estates, formerly all of Lot 13 in Block 4 of Green Valley Estates, located in the SE1/4 and S1/2 NE1/4 of Section 23, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.703 Acres
LOCATION	East of the intersection of Greenwood Lane and Green Drive on the south side of 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 Well Septic System
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, the petitioner shall submit a document showing the location of existing water service lines and shall revise the plat to dedicate utility easements for those portions of any lines crossing property which they do not serve;
2. Prior to City Council approval of the Preliminary Plat, the petitioner shall submit some form of recorded legal agreement documenting that all property owners can use the shared well;
3. Any future improvements or changes to the existing drainfield on proposed Lot 13A will be required to meet all State Department of Environment and Natural Resources requirements;

STAFF REPORT

November 9, 2000

PLAT #00PL105 - Preliminary and Final Plat

ITEM 8

4. Prior to City Council approval of the Preliminary Plat, the petitioner shall provide test results for total coliforms for the existing well showing compliance with State standards;
5. Prior to City Council approval of the Preliminary Plat, the petitioner shall provide all necessary erosion control information for new building areas;
6. Prior to City Council approval of the Preliminary Plat, the petitioner shall provide a site plan identifying the location of all wells on all adjacent properties;

Pennington County Highway Department Recommendations:

7. Culverts shall be installed underneath the two driveway approaches subject to review and approval of the County Highway Department;

Urban Planning Division Recommendations:

8. Prior to City Council approval of the Final Plat the petitioner shall have submitted the required Subdivision Cost Estimates form for review and approval, paid the required subdivision inspection fees, and posted financial surety for those improvements not waived in the associated variance request; and,
9. Prior to City Council approval of the Final Plat, the petitioner shall enter into a Waiver of Right to Protest Agreement with the City regarding future subdivision improvements included in the associated variance request.

GENERAL COMMENTS: **This Staff Report has been revised as of October 31, 2000. New or revised text is shown in bold print. This request was first heard by the Planning Commission on October 5 but was continued at that time at the request of the petitioner.** The petitioner has submitted this request to divide an existing platted lot in Green Valley Estates. The current lot is just over one acre in size and has one mobile home located upon it. A similar Layout Plat request was submitted for this property in 1999 but at that time there were two mobile homes on the lot which was in violation of the Pennington County Zoning Ordinance. The western-most of the two mobile homes has now been removed. The drainfield serving proposed Lot 13B is located on proposed Lot 13B and is served with water from a shared well located on Lot 14 to the west. As mentioned, the mobile home on proposed Lot 13A has been removed, however, the drainfield remains on this proposed lot. Lot 13A also receives its water from the shared well on Lot 14.

STAFF REVIEW: The Layout Plat that was submitted in 1999 was denied without prejudice by the Planning Commission and the City Council because of concern with the functioning of wastewater disposal systems in this area. 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 over the years in this area. The City did not believe it was appropriate to encourage increased density of development in this area unless the petitioner firmly substantiated the proper functioning of the on-site wastewater disposal systems. Staff recommended to the petitioner last year that several pieces of information be submitted for approval before resubmitting the platting request. This information and the current status of compliance are as follows:

STAFF REPORT

November 9, 2000

PLAT #00PL105 - Preliminary and Final Plat

ITEM 8

- Groundwater Information: Data regarding seasonal high groundwater levels to demonstrate that the existing septic systems can function safely and in accordance with State standards. *(This information was submitted in February, 2000 and was approved by the Engineering Division and County Planning).*
- Percolation Tests: The standard information substantiating the suitability of on-site wastewater disposal systems on the property. *(This information was submitted and approved).*
- Water Source: The precise well location to ensure that it meets the separation requirements from surrounding septic systems. *(This information has now been submitted. The requirement for a well from a drainfield is 150 feet. According to information submitted by the petitioner, the separation in this instance is approximately 115-120 feet. However, the septic system/drainfield has an approved permit from Pennington County as it is quite old. Therefore, the County Environmental Technician and the City Engineering Division have approved of this existing situation but have noted that any improvements or changes to the existing drainfield on proposed Lot 13A will be required to meet all State requirements.)*
- Easements: Utility easement to allow the owners of the two lots access to the well and their respective water service lines. *(The plat as currently proposed does not include these necessary easements).*
- Site Plan: A complete site plan showing the following: distance from all existing structures to the proposed lot lines, proposed lot sizes, locations of existing septic tanks, and more complete information regarding the size and location of the existing drainfields. *(This information has been submitted and reviewed and approved).*
- Infrastructure Improvements: Construction improvements including sidewalks, curb and gutters, street lighting and the installation of dry sewer lines. *(The petitioner has submitted a Subdivision Variance request to waive these requirements – see related Staff Report).*

Additional Requirements: In addition to the preceding issues identified in 1999, the following requirements have now also been identified by Staff as part of this Preliminary and Final Plat request:

Engineering Details: The Engineering Division has noted that the petitioner must submit applicable information for review and approval regarding erosion control, new building areas, and utility locations. Additionally, the location of wells on all adjacent properties must be submitted for review and approval. **The petitioner submitted the well location information on October 31, 2000, however, Staff has not yet been able to complete a review of this information.**

STAFF REPORT

November 9, 2000

PLAT #00PL105 - Preliminary and Final Plat

ITEM 8

Water Quality: The Engineering Division has noted there have been problems in the past with water quality in this area. In order to ensure the current shared well is safe, Staff is recommending that the petitioner provide test results for total coliforms showing compliance with State standards.

Approach Location/Culvert: **The Pennington County Highway Department has noted that culverts must be installed under each of the two driveway approaches in order to facilitate stormwater drainage along Green Drive.**

Staff has reviewed this Preliminary and Final Plat and has found it to be in general compliance with all applicable regulations assuming compliance with the previously cited stipulations.