

STAFF REPORT  
April 20, 2006

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**No. 06PL040 - Layout and Preliminary Plat**

**ITEM 8**

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GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Tom Pitman
REQUEST	<b>No. 06PL040 - Layout and Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 5, less the east 25 feet, located in the NW/14 NE1/4, Section 31, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, Pitman Subdivision, formerly all of Lot 5, less the east 25 feet, located in the NW/14 NE1/4, Section 31, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.89 acres
LOCATION	7919 Spring Canyon Trail
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Community water and private on-site wastewater
DATE OF APPLICATION	3/24/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, water plans and a water system analysis prepared by a Registered Professional Engineer shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In particular, the water plans shall show the location of existing and proposed water mains and service lines. In addition the water plans and water system analysis shall identify the source and demonstrate that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed;
2. Prior to Preliminary Plat approval by the City Council, a Utility Permit from the Pennington County Highway Department for the extension of water service line(s) across Spring

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- Canyon Trail shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, a drainage plan with appropriate calculations shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
  4. Prior to Preliminary Plat approval by the City Council, road construction plans for Spring Canyon Trail shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained;
  5. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot twice as long as it is wide or the plat document shall be revised to comply with the length to width requirement;
  6. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  7. Prior to submittal of a Final Plat application, the shed on proposed Lot 2 shall be removed or surety posted to insure that it will be removed in a timely manner or a Conditional Use Permit shall be obtained from Pennington County to allow an accessory structure to be located on a property prior to the location of a permanent structure;
  8. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Spring Canyon Trail except for the approved shared approach location;
  9. Prior to submittal of a Final Plat application, the plat title shall be revised to include within the formerly statement..."all of Lot 5 (less the East 25 feet) of NW1/4NE1.4, Section 31, located in the NW1/4NE1/4..."; and,
  10. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

**GENERAL COMMENTS:**

The applicant has submitted a Layout and Preliminary Plat to subdivide the subject property into two lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer and additional pavement along Spring Canyon Trail and to allow a lot twice as long as it is wide. (See companion item #06SV014.)

The property is located approximately 55 feet south of the intersection of Sheridan Lake Road and Spring Canyon Trail on the west side of Spring Canyon Trail. Currently, a single family residence and a detached garage are located on proposed Lot 1. In addition, a shed is located on proposed Lot 2.

**STAFF REVIEW:**

Staff has reviewed the Preliminary Plat and has noted the following considerations:

**Land Use:** As noted above, a single family residence and a detached garage are located on proposed Lot 1 and a shed is located on proposed Lot 2. The property is currently zoned Suburban Residential District by Pennington County. The Pennington County Zoning Ordinance states that a principal structure must be located on a lot prior to the location of an accessory structure in the Suburban Residential District. As such, staff is recommending

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that prior to submittal of a Final Plat application, the shed on proposed Lot 2 be removed or surety posted to insure that it will be removed in a timely manner or a Conditional Use Permit must be obtained from Pennington County to allow an accessory structure to be located on a property prior to the location of a permanent structure.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary Plat identifies that proposed Lot 1 will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

Drainage: Prior to Preliminary Plat approval by the City Council, a drainage plan with appropriate calculations be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as needed.

Sewer: The applicant has indicated that the properties will be served by individual on-site wastewater systems. In addition, the applicant has submitted a site plan showing the location of the septic tank and drainfield currently existing on proposed Lot 1. In addition, a copy of a "Pennington County On-site Wastewater System Construction Permit Application" has been submitted for review and approval. The Pennington County Planning Department has indicated that the on-site wastewater system for proposed Lot 2 must be constructed in compliance with the Pennington County On-site Wastewater System Construction Permit Application as approved.

Water: The applicant has submitted a letter from the Colonial Pine Hills Sanitary District approving two water service taps for proposed Lot 1 to the existing home and to proposed Lot 2 for a new home. Staff is recommending that prior to Preliminary Plat approval by the City Council, water plans and a water system analysis prepared by a Registered Professional Engineer be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In particular, the water plans must show the location of existing and proposed water mains and service lines. In addition the water plans and water system analysis shall identify the source and demonstrate that adequate fire and domestic flows are being provided. The plat document must also be revised to provide utility easements as needed.

The Pennington County Highway Department has indicated that water service line(s) must be extended across Spring Canyon Trail requiring that the street be bored and not cut. A Utility Permit must be obtained from the Pennington County Highway Department prior to Preliminary Plat approval by the City Council.

Spring Canyon Trail: The Layout and Preliminary Plat identifies Spring Canyon Trail located along the east lot line. Spring Canyon Trail is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Spring Canyon Trail is located in a 68 foot wide right-of-way and constructed with an approximate 21.5 foot wide paved surface. As such, staff is

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recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Spring Canyon Trail be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Non-access Easement: The Layout and Preliminary Plat identifies a 40 foot X 40 foot shared approach serving as access to the subject property. Staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show a non-access easement along Spring Canyon Trail except for the approved approach location.

The site plan also shows an existing driveway located on an adjacent lot directly north of proposed Lot 1, between Lot 1 and Sheridan Lake Road. The Pennington County Highway Department has indicated that if and when the County improves Sheridan Lake Road within this area, additional right-of-way will be needed from this adjacent lot which may negatively impact the existing driveway. As such, the Pennington County Highway Department is requesting that the plat document be revised to show a shared approach on the northern corner of Lot 1 as it abuts the adjacent lot to secure an alternate driveway location if needed. Please note that the Pennington County Highway Department has indicated that this is a request and not a requirement.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.