

STAFF REPORT  
January 5, 2023

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**No. 22PL137 - Preliminary Subdivision Plan**

**ITEM 5**

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GENERAL INFORMATION:

APPLICANT	Bobby Sundby - Wind River, LLC
AGENT	Jeff Howe - Howe Land Surveying
PROPERTY OWNER	Wind River, LLC
REQUEST	<b>No. 22PL137 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 15 of Pleasant View Subdivision, located in Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 15A and Lot 15B of Pleasant View Subdivision
PARCEL ACREAGE	Approximately 1.274 acres
LOCATION	6920 Long View Road
EXISTING ZONING	Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Residential
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Agricultural District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Water: Private / Well Sewer: Private / Septic and Drainfield
DATE OF APPLICATION	December 6, 2022
REVIEWED BY	Alex Osborne / Dan Kools

RECOMMENDATION:

Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:

1. Prior to submittal of a Final Plat application, a Variance shall be obtained from City Council to waive the requirement to construct sidewalk along Long View Road;
2. Prior to submittal of a Final Plat application, a Variance from the Pennington County Board of Adjustment shall be obtained reducing the minimum lot size from one acre to .63 acres for a lot with a private on-site water and wastewater system;

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3. Prior to submittal of a Final Plat application, a revised agreement shall be submitted for review and approval securing ownership and maintenance of the well located on proposed Lot 15A. In addition, the plat document shall show the well and service line to proposed Lot 15B within a utility easement;
4. Prior to submittal of a Final Plat application, an Approach Permit shall be obtained from the Pennington County Highway Department; and,
5. Upon submittal of a Final Plat application, the plat document shall continue to show the dedication of 17 additional feet of right-of-way along Long View Road.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Subdivision Plan to create two lots, both approximately 0.63 acres in size. The lots will be known as Lot 15A and 15B of Pleasant View Subdivision.

The property is located outside of the City limits but within the City's three-mile platting jurisdiction. More specifically, the property is located directly west of the intersection of Long View Road and Anderson Road. A single family residence and a garage are located on proposed Lot 15A. Proposed Lot 15B is void of any structural development.

A Preliminary Subdivision Plan is a tentative plan of a proposed subdivision requiring the installation of public improvements. Approval of a Preliminary Subdivision Plan by the City Council is required before an applicant can proceed with Development Engineering Plans and a Final Plat application for all or part of the area within the Preliminary Subdivision Plan application.

**STAFF REVIEW:**

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

**Zoning:** The property is currently zoned Suburban Residential District by Pennington County. The Pennington County Planning Department has indicated that a minimum lot size of one acre is required for a lot with both private on-site water and wastewater systems. In addition, a minimum ½ acre lot size is required if a private on-site water or wastewater system is proposed. As previously noted, each proposed lot is approximately 0.63 acres in size. The applicant has indicated that both lots will be served by individual on-site wastewater systems (septic tank and drainfield). In addition, the existing well located on proposed Lot 15A will serve as the water source for proposed Lot 15B. As such, Lot 15A must have a minimum lot size of one acre. Prior to submittal of a Final Plat application, a Variance from the Pennington County Board of Adjustment must be obtained reducing the minimum lot size from one acre to .63 acres for proposed Lot 15A.

The City's Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood which supports single-family residential development. As such, the proposed plat is in compliance with the City's Comprehensive Plan.

**Long View Road:** Long View Road is identified as a minor arterial street on the City's Major Street plan requiring that the street be located in a minimum 100-foot wide right-of-way and constructed with a minimum 36-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Long View Road is located in a 66-foot wide right-of-

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way and constructed with an approximate 22-foot wide paved surface. Since Long View Road will be widened and resurfaced in 2023 as a part of the Apple Valley Subdivision project, an Exception has administratively been granted to waive the street improvements as a part of this plat with the exception of sidewalk as only City Council has the authority to waive sidewalk improvements. Prior to submittal of a Final Plat application, a Variance from the City Council must be obtained waiving the requirement to install sidewalk along Long View Road.

The plat document identifies the dedication of 17 additional feet of right-of-way along Long View Road as required. Upon submittal of a Final Plat application, the plat document must continue to show the dedication of this right-of-way.

The Pennington County Highway Department has indicated that prior to submittal of a Final Plat application, an Approach Permit must be obtained for the new access to proposed Lot 15B.

Water System: The existing property is currently served by a private on-site well which will be located on proposed Lot 15A. The applicant has indicated that the well will also serve future development on proposed Lot 15B. In addition, the applicant has submitted a water well agreement for the shared well. The City Attorney's Office has noted several revisions to the document are needed. Prior to submittal of a Final Plat application, a revised agreement must be submitted for review and approval securing ownership and maintenance of the well. In addition, the plat document must show the well and service line to proposed Lot 15B within a utility easement.

Please note that a Rapid Valley Sanitary District water main is to be extended along Long View Road in 2023 as part of the Apple Valley Subdivision project. The applicant should coordinate with Rapid Valley Sanitary District to determine if they will be required to connect to the community water system once it is available.

Wastewater System: The existing property is currently served by an on-site wastewater system (septic tank and drainfield). The applicant has indicated that a separate on-site wastewater system will be installed on proposed Lot 15B when development occurs.

Please note that a Rapid Valley Sanitary District sewer main is to be extended along Long View Road in 2023 as part of the Apple Valley Subdivision project. The applicant should coordinate with Rapid Valley Sanitary District to determine if they will be required to connect to the community sewer system once it is available.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.