

STAFF REPORT  
August 10, 2017

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**No. 17PL075 - Preliminary Subdivision Plan**

**ITEM 4**

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GENERAL INFORMATION:

APPLICANT	Markus and Ann Haubrich
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Markus and Ann Haubrich
REQUEST	<b>No. 17PL075 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	All of the NE1/4 of the SE1/4 of Section 28, T1N, R8E, located in the NE1/4 of the SE1/4 of Section 28, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Old Folsom Subdivision
PARCEL ACREAGE	Approximately 40.00 acres
LOCATION	7756 Old Folsom Road
EXISTING ZONING	Limited Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION	Agriculture
SURROUNDING ZONING	
North:	Limited Agricultural District (Pennington County) - General Agricultural District (Pennington County)
South:	General Agricultural District (Pennington County)
East:	General Agricultural District (Pennington County)
West:	Limited Agricultural District (Pennington County)
PUBLIC UTILITIES	Private on-site water and waste-water
DATE OF APPLICATION	July 14, 2017
REVIEWED BY	Vicki L. Fisher / 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, the plat document shall be revised to show a bearing and distance on the west property line of proposed Lot 1;
2. Prior to submittal of a Final Plat application, the plat document shall be revised to clarify

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- the area of right-of-way being dedicated along Old Folsom Road;
3. Upon submittal of a Final Plat application, well testing data shall be provided demonstrating that potable water is present;
  4. Upon submittal of a Final Plat application, documentation shall be provided showing that proposed Lot 1 has a compliant on-site wastewater treatment system;
  5. Prior to submittal of a Final Plat application, the plat document shall be revised to include the following statement: "Prior to obtaining a permit or constructing any structure; petitioner, his heirs, assigns or successors in interest agree to install a total wastewater containment system for each lot. Prior to installation of such system, plans stamped by a qualified person shall be submitted and approved by the City of Rapid City or Pennington County, whoever has jurisdiction. Notwithstanding the foregoing and in lieu thereof, plans for a conventional or alternative on-site wastewater system may be approved by the City of Rapid City or Pennington County, whomever has jurisdiction, subject to the review and approval of a complete report of the soils and geological investigation performed by a qualified person to demonstrate that the proposed conventional or alternative system meets all State, County and local regulations."

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Subdivision Plan application to create two lots. The lots are to be sized 10 acres and 29.61 acres, respectively, and are to be known as Lots 1 and 2 of Old Folsom Subdivision.

The property is located approximately 1,500 feet north of the intersection of Lamb Road and Old Folsom Road, on the east side of Old Folsom Road. Currently, a residence, shed and chicken coop are located on proposed Lot 1. Lot 2 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 Subdivision Plan and has noted the following considerations:

**Zoning:** The property is currently zoned Limited Agriculture District by Pennington County. The two lots meet the minimum 10 acre lot size required as per the Limited Agriculture District.

**Street Improvements:** Old Folsom Road, a principal arterial street, is located along the west lot line. In addition, an unimproved section line highway is located along the east lot line. Currently, Old Folsom Road is constructed with a 20 foot wide paved surface and ditches to accommodate drainage. A shared approach is being proposed off Old Folsom Road to serve as access to the two proposed lots. The Pennington County Highway Department has indicated that the shared approach location meets with their approval. In addition, Exceptions have been obtained to waive the requirement to improve Old Folsom Road and/or construct the section line highway. The plat document shows the dedication of additional right-of-way along Old Folsom Road but it is unclear what area is being dedicated.

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As such, upon submittal of a Final Plat application, the plat document must be revised to clarify the dedication of right-of-way.

Water: There are no community water services within this area. A cistern is currently providing water to the existing residence located on proposed Lot 1. Upon submittal of a Final Plat application, well testing data must be provided demonstrating that potable water is present.

Fire Protection: Since fire flows are not being provided, the Fire Department is encouraging the applicant to provide a fire sprinkler protection system, designed and installed as per NFPA 13, throughout all new residential structures. Please note that this is not a requirement but rather a recommendation.

Sewer: Currently, an on-site wastewater system, consisting of a septic tank and drainfield serve the existing residence located on proposed Lot 1. Upon submittal of a Final Plat application, documentation must be provided showing that proposed Lot 1 has a compliant on-site wastewater treatment system.

Platting Process: The proposed plat does not require any subdivision improvements since Exceptions were obtained waiving the requirement to improve Old Folsom Road and the abutting section line highway. Without subdivision improvements, a Development Engineering Plan application is not required. Subsequently, upon City Council approval of the Preliminary Subdivision Plan, a Final Plat application can be submitted for review and approval. The applicant should be aware that since a Development Engineering Plan application is not required, the plat application submittal fee of \$250.00 plus \$20.00 per lot must be submitted with the Final Plat application.

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