

Fisher Vicki

01PL102

From: marjg@enetis.net
Sent: Wednesday, October 31, 2001 8:44
To: Fisher Vicki
Subject: Morning Star Ranch development

Dear Ms Vicki Fisher,

As I understand it, there will be a Planning Commission meeting on November 8, 2001, for the purpose of hearing the Subdivision Regulations Variance with the Morning Star Ranch Development on Reservoir Road.

I purchased a new home one block east of this development in August of 1996. I have spent a great deal of money landscaping and improving my one acre property. It has a ground water well for my water source and it is both marginal for quality and quantity. So that is my primary concern with this development since I am basically "down hill" from there.

If there are to be septic systems, (as is stated in the real estate sale information I picked up at the Morning Star Ranch entrance) I am afraid that it would just put too many contaminates in the ground water and make it unsuitable for useage. This situation has occured down the road in the Green Valley mobile home area and I would certainly hate to see that happen again in our area due to ill planning.

In this same sale information packet, it states the covenants etc. It makes no mention in those materials of a community water system, but I am told that in the layout plat submitted for approval it does state that. I would assume that means a deep well and not ground water wells like we have in this area. I would hope that someday in the not too distant future, when the new waste water treatment plant is built there might be plans included to put city water lines along Southside drive.

The lots range from 3.5 acres to 6.4 acres with a pricing range of 54,900 to 89,900. That also seems a bit out of range, but then I haven't been looking at real estate for sometime, so that may be what land is going for. It also states in the covenants that the construction of the homes were to be stick built and not manufactured homes, which was very good to hear.

Although I would rather have had the land stay as grazing pastures for Mr. Bradeens cattle, I do not wish to put down Mr Baker's development plans either. But I very strongly feel that there needs to be city sewer connection for these homes, if they are to be built. There are too many contamination problems in our world today as it is, and the city planners should be looking to ward off any unnecessary problems with regards to that as long as things are still in the planning stage and can be addressed now.

I would be available for any further questions or comments in regards to this matter and I

would be very interested in hearing the outcome of this hearing.

Sincerely,

*Marjorie Sutton
6350 Woodrow St
Rapid City SD 57703*

(w)343-3622

(h)393-1925

Planning Department
300 Sixth Street
Rapid City, SD 57701
File #01SV031

November 5, 2001

RE: Request for a Variance to Subdivision Requirements. S1/2 of the NE1/4 and the SE1/4 except Bradeen Subdivision of Section 22 and NE1/4 Section 27, T1N, R8E, BHM, Pennington County, South Dakota

Dear Members of the Rapid City Planning Commission:

In response to the notice of a Variance to the Subdivision Regulations for the premises at the intersection of Reservoir Road and South Side Drive, I have the following comments.

As a resident of Rapid Valley, living adjacent to the proposed Variance area, I am very concerned about the request to waive the requirement for dry sewer and curb and gutter. The proposed Variance area lies directly to the west of my home. Current runoff from snow and rain runs into the road ditch parallel to Reservoir Road across Reservoir Road east through a culvert onto my property at 5625 South Side Dr. (1N 083 SEC 26 Lot A & B of NW1/4NW1/4).

To waive this Subdivision requirement would expand the current drainage problems in Rapid Valley. I am requesting that this request for Variance at the intersection of Reservoir Road and South Side Drive be denied.

Please see the enclosed map for a visual description of drainage.

Sincerely,



Mary London
5625 South Side Dr.
Rapid City, SD 57703
605-393-1933

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Planning Department

01SV031

TRACT 2

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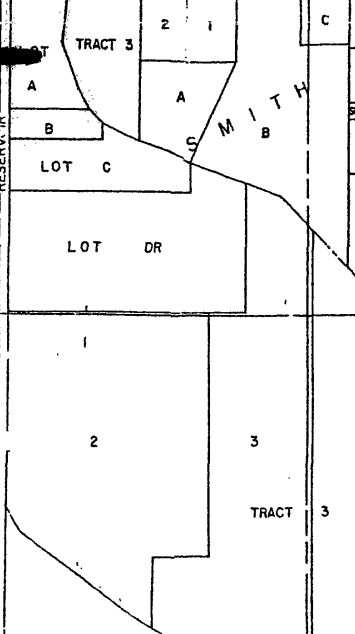


BRADEN
TRACT 1
SUB.

5625 southside Dr

COUNTY

drainage
culvert
culvert



N
S
E
W

27