

We live at 1308 Panorama Circle (lot 4 in Enchanted Hills 1) and are very concerned about proposed changes in our neighborhood. If the area off Hiway 16 is rezoned, we believe it will hurt our neighborhood. We are a low density residential neighborhood. Adding duplexes and a large retirement center will change the area for the worse. Some of our concerns are:

traffic, it is bad now and this will make it much worse

drainage: with West Nile Virus around we don't need a sitting pond and that could also be hazardous for the children in the neighborhood.

water pressure, it is not good now and the possible changes would make it worse

We believe the area to be developed should be either single family homes or small businesses.

Thanks

Michael and Juanita Conley  
342-1784

8.25.04

Ms. Vicki Fisher  
SENIOR PLANNER  
GROWTH MANAGEMENT  
300 6<sup>th</sup> ST  
RCSD

RE: HEARINGS for 8.26-04 AT 7AM  
Good SAMARITAN DEVELOPMENT

DEAR Ms. Fisher

WE ARE UNABLE TO ATTEND THE  
ABOVE HEARINGS DUE TO AN UNEXPECTED FUNERAL THAT  
CALLS US AWAY.

FIRST OF ALL WE, OF COURSE, WOULD NOT  
LIKE TO SEE THIS HAPPEN AT ALL. WE WOULD LIKE IT TO STAY  
AS IT HAS BEEN FOR THE LAST 24 YRS THAT WE HAVE LIVED  
ON LOT 1 OF ENCHANTED HILLS.

WE ALSO THINK THE DEVELOPER SHOULD,  
PRIOR TO ANY OF THIS HAPPENING, NOTIFY ALL OF THE SURROUNDING  
LANDOWNERS, AND SIT DOWN WITH ALL OF US TO ANSWER ALL  
OF OUR QUESTIONS. I FEEL A LOT OF THE ISSUES WOULD GO AWAY  
AFTER THAT MEETING.

MY MAJOR CONCERNS ARE;

A. IS THE POND STILL PLANNED?

- FEAR OF WEST NILE
- PROBLEM WITH MORE INSECTS BESIDES
- DROWNING POSSIBILITIES
- FLOODING

- B. ONE PLACE IT'S MENTIONED TO WAIVE SEWER REQUIREMENT - THEN ANOTHER PART MENTIONS A CENTRAL SEWER
- C. FROM THE EXISTING GRAVEL ROAD, WEST OF OUR HOUSE, IT IS APPROX 335 ft ALL SLOPING TOWARDS OUR HOUSE
- 1. PLUS THERE IS A RAVINE THAT RUNS FROM THE PRESENT ROAD THROUGH THE MIDDLE OF OUR LOT
  - MAJOR CONCERN OF RUN OFF FROM RAIN &/OR SNOW
    - > AS THE LAND STANDS TODAY SOMETIMES WE HAVE A RIVER RUNNING THROUGH OUR LOT
    - > WITH MORE PAVEMENT ABOVE US THAT COULD CAUSE MORE PROBLEMS FOR OUR HOUSE & PROPERTY WASHING AWAY
    - > WE ALREADY HAVE HAD TO INSTALL A PUMP EVEN THOUGH WE LIVE ON A ROCKY HILL SIDE
- D. HOW MUCH DIRT WORK WILL BE DONE &/OR MOVED TO MAKE A LEVEL SITE
- UNSIGHTLY LANDSCAPE
  - MORE RUNOFF PROBLEMS
  - CONSTRUCTION DIRT, DUST & NOISE PROBLEMS
- E. HOW FAR TO THE WEST, FROM OUR WEST LOT LINE, WILL THE SENIOR APARTMENT BUILDING BE
- CREATES LARGE CONCERNS OF;
    - > HVAC SYSTEMS NOISE

- > traffic noise in east parking lot
- + Dumpster noise
- > lawn watering noise
- > outdoor lighting - interrupting sleep
- > underground garage door noise

F. How long will construction take

- noise
- debris &/or litter
- dust
- runoff
- loss of present landscape, views & trees
- who's going to pick up wind blown  
~~construction~~ construction materials

G. Most importantly:

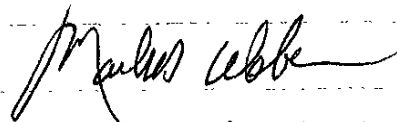
- How high will dirt work be
- How high will building be
  - > Our house has been heated & cooled by the sun and wind for all these 24 yrs
  - > Now the terrain will change, by movement of earth and addition of Building(s)
  - > This may have a dramatic effect on our heating & cooling costs not to mention the loss of solar power or its effects on all things

Again we wish the land would remain undeveloped as it has been for the last several years. By making this change it will ruin all of our views, peace fullness, serenity, noise & dust.

BE that as it may, if the development must go on we would request the buildings be placed as far west as possible & that the apartment be reversed or placed on the west side of the development to cut down on all the above mentioned problems we think will happen.

I apologize for not being able to attend. If anyone has any questions of me please call me at 381-6797 & I will call you back.

THANK YOU



MARK D. WEBER

5109 RIDGEVIEW Rd

PCSD

LOT 1

Marcia,

Thanks for the response.

I intend for this message to serve as comments from me (Tim Rogers - 1309 Panorama Circle) for the Good Samaritan's Retirement Home project. This would include the project itself and the re-zoning request.

**Property Value:** On the retirement home, my concern with property value is the company going out of business or selling - and someone turns into a tourist motel or something to the effect. I know there are no guarantee's in life, but I would be assured this would not happen if the area stayed either agriculture or single family residential. The entire Enchanted Hills area is single family residential area and that is the reason I moved here - at a substantial cost. I believe that it should stay this way or for the city to purchase and make a park out of the property. I am new to commenting on Zoning issues - does a person have a claim to protecting property value in re-zoning issues? Are there zoning provisions that requires the city to provide recreational areas - such as a park - within a certain acreage of residential development?

**Water:** I also have concerns with water usage and water availability and water pressure. We have low water pressure. The engineering consultant indicated the reason for low pressure was the city either installed or required a device to be installed to lower pressure to protect our water lines. She also indicated that there was plenty of water available, but failed to provide water sources or water usage numbers from existing users and there project. Will this information be made available prior to any public meeting?

**Sewer/Septic System:** I also did not see anything in regards to plans on where they are directing their sewer (or if they are going septic). One of your staff indicated they may be going under Highway 16 and indicated it was their choice. I have two problems with this - first it tells me that they do not have a plan yet, which tells me they still could go with a septic system. Second, it concerns me that the developer or the city has not laid out the plans which means this should not be going before the public until there is. I am not a big fan of septic systems, even though the property I purchased has one. In the little investigation that I have done, some of the newer subdivisions in Enchanted Hills have city sewer. Has there been an opportunity for Enchanted Hills I to contact to city sewer? I have not become familiar enough with the politics of the subdivision to know the subdivisions stance on this position. Has the consulting firm provided a plan? Does the city have a master plan for this area in regards to the sewer system?

**Stormwater Runoff:** The consulting engineer indicated that they will construct a stormwater pond and have a stormwater plan in place. Is this plan available and does the city agree with the plan?

**Safety:** From the plans I was able to view, it appeared that the exit from the property would be on to Enchanted Road. It appeared the entrance/exit would be on a portion of the road that is on or near the hill incline on the road. This is a narrow road with virtually no shoulders. I did not see plans to install a turn lane in their plans for entering or exiting. This is already a significant amount of vehicular traffic on this road. In adverse weather conditions, this intersection could be a nightmare. Has this been addressed?

Thank you for your time. I will be interested to hear from you.

Sincerely

Tim Rogers  
1309 Panorama Circle  
Rapid City, SD 57701  
(605) 721-2286

8/30/2004

04PD041, 04CA031, 04PL098, 04RZ38, 04SV044

----- Original Message -----

**From:** [trogers@bh-corp.com](mailto:trogers@bh-corp.com)

**To:** [sam.kooiker@rcgov.org](mailto:sam.kooiker@rcgov.org)

**Sent:** Thursday, September 16, 2004 10:36 AM

**Subject:** Medicine Ridge Re-zoning and proposed development

Sam,

I am writing to request your support in voting no for the rezoning request at Medicine Ridge (04RZ038) from Agricultural to Medium Density Residential that will appear before the Rapid City Council on September 20, 2004. I would support the area being rezoned to Low Density Residential – like the entire neighborhood is right now. I live at 1309 Panorama Circle which is almost right next to this proposed project. The house across the street separates me from this project.

I am submitted comments to the Growth Management Division which were read at the Planning Commission meeting. I was unable to attend the meeting. I spoke with staff at Growth Management, but their responses did not satisfy my concerns with this project or sway me to even consider this project.

Here are my concerns.

1. The entire neighborhood (that exists now) is LDR. This is the reason I selected to move to this neighborhood. I have not talked to one of my neighbors that supports the rezoning to MDR to allow for the project being proposed. To be honest, most of these people did not know that this area was up for rezoning nor were they aware of the proposed project. I found out from the neighbor across the street who was within the 250 ft notice area. The lots in this neighborhood are 1 acre in size – so there were very few people notified – which is probably the reason for the lack of comments.

2. Traffic concerns. The road into our neighborhood is a two lane asphalt road with no shoulders or turn lanes. The new project is going to add significant traffic to this area. They also have plans to construct their entrance on the sloping part of Enchanted Road with no plans for turning lanes. This is going to create a significant traffic hazard. I read Fisk Land Surveying's response to these concerns and was disappointed in their response. First, they argue if this area were rezoned to LDR there would be 150 new cars based upon the minimum requirement of 1 dwelling per 6,500 sqft (23 acres for new subdivision). The majority of lots in the Enchanted Hills developments are either 1 acre or .5 acres which reduces this analysis significantly (23-50 new vehicles). I would hope that the city or developer of the site would stay consistent with this size of lot on a development in this area. It is easy to play with numbers and their response does not hold water with the concerns of increased traffic. I hope my grandmother does not turn over in her grave on this one or that my mother reads this, but I also have concerns with elderly driving on this sloping hill and entrance to Highway 16.

3. Good Sumaritan sales property or goes out of business. If this happens, this project could be bought by a tourist operation and we have a whole new set of problems. Good Sumaritan cannot guarantee that they will not sale or go bankrupt, but I do get a guarantee that this area will not change if it remains LDR. I know what I am getting and know it will not change.

4. Timing of Project. I do not understand why Good Sumaritan or why Growth Management puts this project up for public review after the rezoning change is made. The actual plans for the project will appear before the Planning Commission September 26 and the zoning change is

September 20. This is the egg and the chicken question, but the main reason for the zoning change is to allow for this project. I would like to see the specifics before I cast my support one way or the other.

5. Sewer. It was explained to me that this project will connect up to city sewer. I had questions on the overall plan for the area in regards to sewer issues. These were never answered. The people above me and the people below me will have city sewer. I have a septic system and am not a fan of septic systems (I bought the house for the view and neighborhood). I would like to know the city's overall plan to provide me the opportunity to connect to the city sewer system. This was not answered. It was stated that the new project would most like go across Highway 16. This did not make any sense whatsoever with the city sewer just a block the other way downhill.

6. Water. I had concerns of water availability and water pressure. The consultant's response that there was plenty of water and that water pressure was associated with a water pressure restrictor installed by the city to protect our water pipes. I was never provided information on the actual amount (numbers) of available water supply and the water usage by the new project to assess if this was true or not. This was one of my main concerns.

7. Stormwater run-off. My concerns on stormwater run-off were never answered. This project is going to accumulate a lot of stormwater run-off from twin-homes, apartments, and parking lots. I am directly downhill of the project would be directly impacted. I have not seen stormwater plans to protect residences downhill of the project.

In concluding, I don't support this project and I don't support the rezoning to MDR. I would support a rezone to LDR and maintain the single family residential neighborhood that exists. I hope I can gain your support in voting no on this proposal.

I plan to attend the meeting on Monday, but if conflicts arise, I would appreciate my comments being incorporated as part of the record.

Thank you,

Sincerely

Tim Rogers  
1309 Panorama Circle  
Rapid City, SD 57701  
(605) 716-0957