

To Mayor Jim Shaw

I am submitting this letter for consideration regarding the variance request on properties in Copper Oaks subdivision owned by Dr. Paul Reinke. As a homeowner, I have substantial concerns about more homes, 24 as per the proposed platting, being added to Wilderness Canyon Road, the sole ingress/egress route out of a box canyon. We are already overwhelmed by traffic on a 16 foot county road, and safety for pedestrian traffic as well as an emergency outlet is of great concern to each of us living in this forest community. There is also a continuing problem with adequate water for the homes in Copper Oaks II, III and Quartz canyon (all on the same well, not delivering the amount of water that Dr. Reinke has told us it should.)

Because we have previous Christmas travel plans, as do a number of our neighbors, we can't all be present at the December 20th meeting, so I respectfully request a continuance of this matter until a later date so all of us affected by this proposal can attend the council meeting.

Thank you,

Nancy Burger

Nancy Burger, 23637 Wilderness Canyon Road, Rapid City, SD

605-342-1380

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DEC 15 2004

Rapid City Growth
Management Department

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DEC 16 2004

MAYOR'S OFFICE

Dear ~~Councilmember~~

Mayor Shaw

Due to previous holiday travel plans, I will be unable to attend the City Council meeting on Dec. 20th at which the platting of an additional 24 lots and a variance requested by Dr Paul Reinke will be discussed. These lots would all be accessed via Wilderness Canyon Road. Due to the concerns of a large number of residents of the area, many who cannot attend, I request these two items be deferred until January, 2005, when more of the affected residents can attend.

When the City Council does consider Dr. Reinke's two requests, please consider the following items:

1. Wilderness Canyon Road is a very narrow, curvy road with narrow or no shoulders. It is already dangerous to pedestrian traffic and bicycles without the additional 24 homes.
2. As a Rockerville Volunteer Fire Dept. firefighter, I'm very concerned by the fact that Wilderness Canyon Road is a single entry/exit for a large number of homes. In the event of a wildland fire such as the Battle Creek Fire, a large number of residents could be trapped since Wilderness Canyon Road is the only entry/exit. (There is presently an unimproved and unmaintained fire exit from the top of the Quartz Canyon area, through a closed gate exiting into Rushmore Shadows campground to Highway 16.)
3. Dr. Reinke is also the owner of the Copper Oaks Water Association. At the Planning Commission meeting 12-9-04, he stated that the two wells are producing 100 gal/min. (The standard for private wells according to Dr. Reinke at a meeting with homeowners on Dec. 10 is 1 GPM per household). I have spoken to 3 individuals on Dec. 11 who have managed or worked on these wells and all three stated that the 2 wells are producing 34 and 40 GPM, for a total of 74 GPM. There are now more than 70 homes on the system. Adding 24 new homes would add approximately 32% to the demand on these two wells when they are already working at capacity

.Unless a second road can be added to connect the Quartz Canyon area to Highway 16, thus relieving traffic on Wilderness Canyon Road and providing a second exit in case of fire or other emergency, in addition to a provision to prevent the potential water shortage from 24 new homes, I strongly urge the Council to vote no on the platting and variance issues.

Thank You,

Don Burger
23637 Wilderness Canyon Road
Rapid City, SD 57702
605-342-1380

045V053
Item # 24

Keith McGuire

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605-341-3849
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**Rapid City Growth
Management Department**

October 31, 2004

City of Rapid City
Growth Management Department
300 Sixth Street
Rapid City SD 57701-2724

RE: 13651 Quartz Canyon Court
1S 07E Sec 07 Quartz Canyon Subd Blk 2 Lot 8R

Dear Sir:

We received the notice that Sperlich Consulting Inc for Paul Reinke is requesting a Variance to the Subdivision Regulations to be considered on 11/04/04 by the Rapid City Planning Commission.

We would like to express our concern that a variance to the Subdivision Regulations would place considerable stress on the overburdened water system in existence. Additionally, it would cause further deterioration of the inadequate road structure and condition experienced at this time. We purchased our home in 1998 and the road was undeveloped at that time. Since then there has been no improvement or maintenance of the road bed of Quartz Canyon Court other than what we have initiated and completed at our own expense. Quartz Canyon Lane has been minimally maintained and such things as snow removal and pot hole filling have been nearly non-existent. The water system has provided safe water but as development of the houses within the subdivision continue to be built the pressure and assurance of adequate water has been questionable. It is our understanding that when a second well was drilled to alleviate the pressure on the system, no supply was located and other provisions like increased storage capacity were to be explored. We are not sure that the present system can serve the increased demand that further development would place on the system. At the present time, our covenants do not require curb, gutter or sidewalks so no variance to that provision would be necessary. Also, street lights are expressly prohibited so there is again no issue there.

Please consider the viability of the water system in place and the lack of adequate road maintenance at the present time before granting any variance that would jeopardize the tenuous balance already in place at this time in Quartz Canyon.

Thank you for your consideration of our comments.

Sincerely,

Keith McGuire

Mary McGuire

