

05CA052

**Springbrook Acres
Water Users Association
P. O. Box 9182
Rapid City, SD 57701**

January 25, 2006

Mayor, City Council &
Planning Commission
300 Sixth Street
Rapid City, SD 57701-6636

RE: CASE #'S 05SV089; 05CA052 & 05CA053

To Whom it May Concern:

The Board of Directors of SBAWUA would like to go on record **against** the above cases for the following reasons:

- * The Major Street Plan indicates that Golden Eagle Drive divides the Wilderness Area that is owned by the Association. We cannot find anywhere that shows the street is dedicated, and we object to a non-existent street being shown through the Open Space. We would request that Portion of Golden Eagle Drive, as shown through the Open Space, be deleted from the Major Street Plan.
- * The proposal to change the density from 1 lot/acre to 2.5 lots/acre does not fit in with the Spring Brook Acres area where the lots vary in size from 3/4 acres to over 5 acres. If anything, the density should be changed to 1 lot /5 acres due to the topography of the property in question. Also, the northeast corner of the property in question would require the removal of over 1.5 acres of trees in order to grade for housing. And there is 80 - 100' relief from the west to the east property line. To allow for septic systems in fill necessary for construction of housing seems to be irresponsible at best.
- * If the City continues to allow more density on the remaining area with the re-aligning of Golden Eagle Drive, then the 'Rule of 40', would be compromised because there would be only one ingress and egress. The SBAWUA recently cooperated with the City to allow for a second access to the 187 lots within the SBAWUA area. We see no reason for the City to continue to approve areas with only one ingress and egress when there are so many constraints to deal with.

The President of SBAWUA will be present at the Planning Commission Meeting and at City Council to answer any questions that you might have.

Sincerely,
Springbrook Acres Water Users Association

Fred W. Weishaupl, President (342-1928)
Tim Griffin, Vice President
Brian Blenner, Secretary
Darla Eichler, Treasurer
Jim Miller, Member-at-Large