

12PD024 – 12PL033

From: plbraun [mailto:plbraun@rushmore.com]
Sent: Tuesday, July 24, 2012 10:54 AM
To: cpweb
Subject: Re: chapel valley water company

On Jul 24, 2012, at 10:37 AM, plbraun wrote:

To: Rapid City Planning and Development Services, I am unable to attend the July 26th 7am meeting. Please allow the request of the Chapel Vally Water Company to move forward and grant the CLWC petition for replatting the property at 5100 Copperhill Drive to allow a new water reservoir. Our water Board is a progressive thinking group working for the Chapel Valley citizens and it's future stability/safety.

Thank you
patricia braun
3661 serendipity lane
rapid city, sd 57702
plbraun@rushmore.com

12PD024 – 12PL033

From: Shell O [mailto:faxmam@rushmore.com]
Sent: Tuesday, July 24, 2012 5:01 PM
To: cpweb
Subject: Chapel Valley Water

Please allow the re platting of address 5100 Copperhill Drive to allow for the new water reservoir.
That makes sense and should happen.
Thank you, Michelle O'Toole
3661 Serendipity Lane

Sent from my iPad

RECEIVED

City of Rapid City

JUL 25 2012

Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

**Rapid City Community Planning
& Development Services**

July 24, 2012

Members of the Planning Committee:

Our home and property are directly adjacent to the proposed site of the Initial Planned Development by Davis Engineering, Inc. for Chapel Lane Water Company, Inc. Our property description is 1N 07E SEC 17 and our address is 3540 Red Rock Canyon Road, Rapid City, SD, 57702.

As it is currently proposed, the location of the water reservoir would create a significant, negative impact to our property.

The proposed reservoir is going to be 50 feet high. That is the equivalent of a five story building. The visual impact of such a structure cannot be overstated; this would significantly diminish our property value.

In addition to significantly diminishing our property value, we would not even benefit from the water provided by the reservoir. That puts our property in the position of bearing the greatest negative impact, while receiving none of the benefit. When we built our home in 1986 we asked to tap into the Chapel Lane water system but were denied access. Therefore, we drilled our own well and share it with Brent Moline.


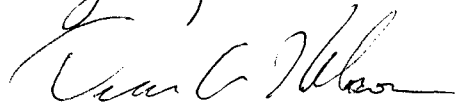
We have several outstanding questions that relate to this plan:

- What kind of security will there be around the reservoir? It has been stated that the reservoir would only be accessed a few times a year. That leaves a completely unsecured, unsupervised location, available to the public, for the vast majority of the year. This would seem to pose a serious security risk near our property.
- Another outstanding question concerns the source of the water for the reservoir. The property on which the reservoir is to be built was never a part of Chapel Valley and their water source. Will they be drilling a new well? Will it impact our private water source?
- Since Chapel Valley benefits from the water tower why not locate it as close to those residents instead of as far away from them as possible?
- Is there any consideration for the possible fire danger from welders during the construction of the water tower? How many trees will be removed for the structure?

Chapel Valley has been a subdivision for many years. They have never needed a water reservoir before 2000 when they first proposed this reservoir. That application was denied.

The proposed plan will significantly diminish our property value. We respectfully ask that the committee deny this plan.

Sincerely,



Dean & Judy Nelson

Ronald J. Loftus

3700 Red Rock Canyon Rd. Rapid City, SD 57702 605-341-5966

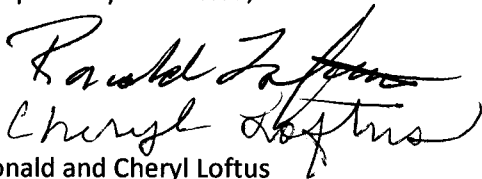
July 24, 2012

To whom it may concern:

Through this letter I am expressing my rejection to placing a 50 foot water tower on the proposed location off of Copperhill Drive. I purchased and developed the property above that location 30 years ago placing a million dollar home there for a 360 degree view of the beautiful Black Hills. I have paid approximately \$416,000 in property taxes and certainly increased the value of the surrounding area. This location will definitely block much of that view and possibly lower the value of my property at a time of worldwide economic decline.

Please consider another location, possibly above High Place apartments so much less obtrusive and unsightly to all of the surrounding properties.

Respectfully submitted,



Ronald and Cheryl Loftus
3700 Red Rock Canyon Rd

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JUL 25 2012

**Rapid City Community Planning
& Development Services**