

October 1, 2015

Re: Case # 15PD001
Major Amendment to a Planned Development @ Elks Country Estates
Petitioner: Chad Zandstra Construction
Location: 3744 Padre Drive, Rapid City, South Dakota

Members: Planning Commission & City Council

This letter with associated pictures is written to clear up several misconceptions arising out of the September 24, 2015 Planning Commission Meeting. At that meeting testimony was given by the adjacent neighbor relative to water in their crawl space, with associated pictures, which the homeowner presented at Planning Commission and were taken two days prior to the meeting.

This item was approved by the Planning Commission at the September 24, 2015 meeting; however, we feel it is important to point out the identified cause of the water in the crawl space, as well as the additional work completed by Chad Zandstra Construction after the date of the Planning Commission meeting.

Chad Zandstra Construction arranged a meeting with the affected homeowner at 1:00 pm on September 24, 2015 to enter the crawl space and evaluate the issues presented at the Planning Commission meeting. Pictures taken during that site inspection are attached for reference. As indicated on attached pictures, the water present in the crawl space originated from a leak in the water softener that the homeowner had installed, the pictures show the presence of salt deposits consistent with discharge from the water softener. Note that Chad Zandstra Construction did not install the water softener, yet we repaired the leak from the water softener and rectified the plumbing issues leading to the presence of water in the crawl space. Additionally, we pulled back the plastic vapor barrier to evaluate the soil conditions below the vapor barrier. The soils encountered below the vapor barrier were mostly dry with a few damp areas but no visible standing water as can be seen in the included photographs. At that time we replaced a malfunctioning dehumidifier that was damaged due to the presence of the salt. The new dehumidifier was fully functioning and operating efficiently when we left.

In an effort to further mitigate standing water between the two structures, Chad Zandstra Construction re-routed the downspouts and sump pump discharge from 3744 Padre Drive so that the roof drains and sump pump do not discharge between the two houses.

Chad Zandstra Construction arranged a follow-up meeting with the affected homeowner at approximately 4:00 pm on October 1, 2015 to re-enter the crawl space and reevaluate the conditions and confirm the new dehumidifier was operating efficiently. Upon inspection we discovered the dehumidifier had been unplugged and the salt water residue

was still present. The inspection underneath the vapor barrier showed improvements to the condition of the crawl space but we're unsure as to when and how long the dehumidifier was not operating. Before leaving the property the dehumidifier was plugged back in and functioning properly.

I hope this clarifies some of the issues raised at the September 24, 2015 Planning Commission. If you have any questions do not hesitate to contact me at (605) 484-2171.

Respectfully,

Chad Zandstra, President
Chad Zandstra Construction LLC

15PD001-Appeal

Photos Taken: 9/24/2015 @ approximately 2 pm

Images show no standing water in crawl space underneath vapor barrier



15PD001-Appeal

Photos Taken: 9/24/2015 @ approximately 2 pm

Images show no standing water in crawl space underneath vapor barrier



15PD001-Appeal

Photos Taken: 9/24/2015 @ approximately 2 pm

Image shows puddle of salt water from a broken water softener; not installed per Contractor



15PD001-Appeal

Photos Taken: 9/24/2015 @ approximately 2 pm

Images show saltwater residue on vapor barrier



15PD001-Appeal

Photos Taken: 9/24/2015 @ approximately 2 pm

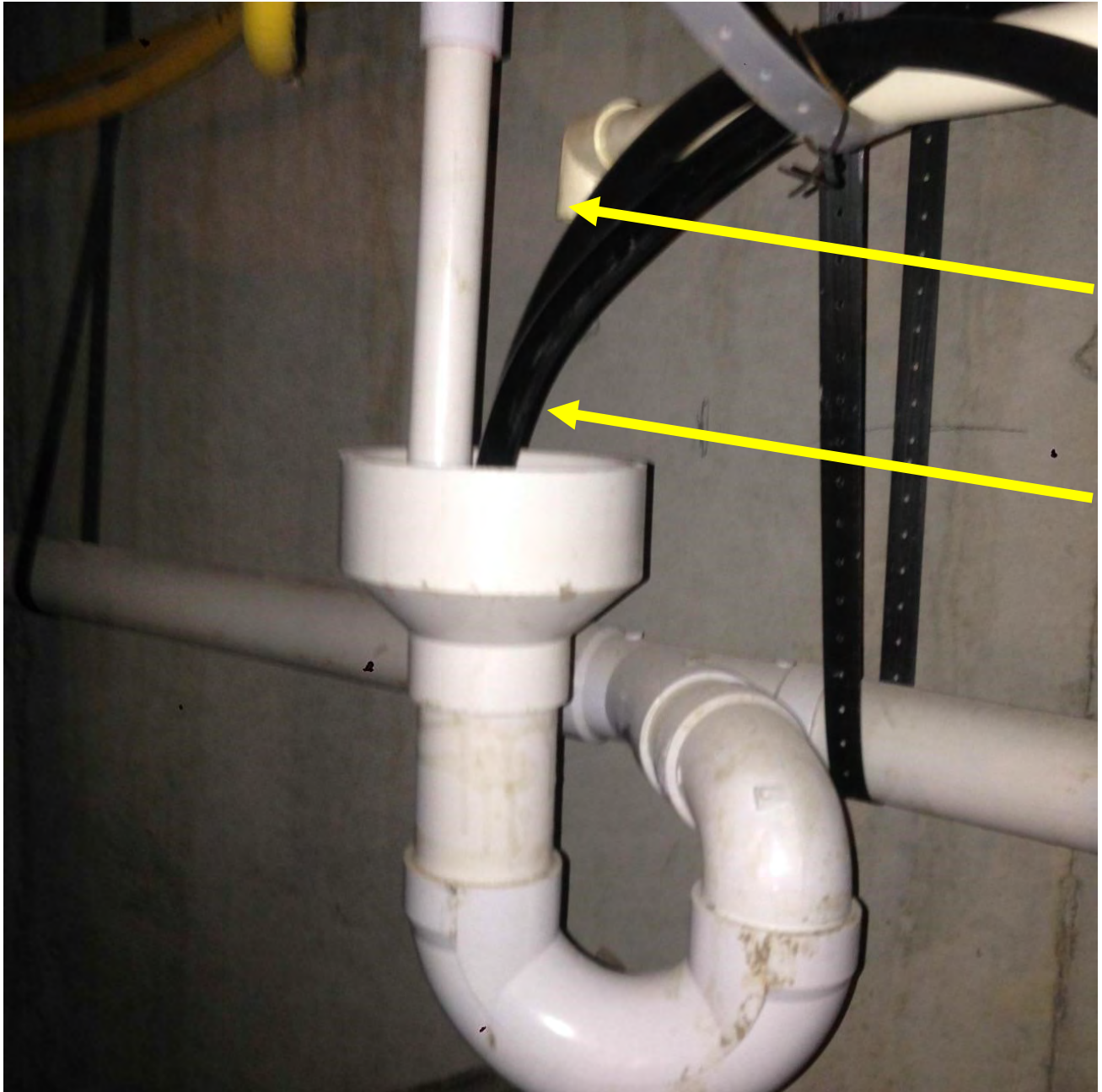
Images show dehumidifier placed in crawl space by Contractor; it malfunctioned due to the over exposure to the salt water in the crawl space causing it to discharge improperly.



15PD001-Appeal

Photos Taken: 9/24/2015 @ approximately 2 pm

Image shows two pipes unaligned with the drain. Homeowner installed water softener; Contractor corrected upon finding.



15PD001-Appeal

Photos Taken: 10/01/2015 @ approximately 4:30 pm

Image shows dehumidifier power cord unplugged lying on crawl space floor.



Photos Taken: 10/01/2015 @
approximately 4:30 pm

Image shows new dehumidifier.