

Fisher Vicki

01PL102

From: marjg@enetis.net  
Sent: Wednesday, October 31, 2001 8:44  
To: Fisher Vicki  
Subject: Morning Star Ranch development

*Dear Ms Vicki Fisher,*

*As I understand it, there will be a Planning Commission meeting on November 8, 2001, for the purpose of hearing the Subdivision Regulations Variance with the Morning Star Ranch Development on Reservoir Road.*

*I purchased a new home one block east of this development in August of 1996. I have spent a great deal of money landscaping and improving my one acre property. It has a ground water well for my water source and it is both marginal for quality and quantity. So that is my primary concern with this development since I am basically "down hill" from there.*

*If there are to be septic systems, (as is stated in the real estate sale information I picked up at the Morning Star Ranch entrance) I am afraid that it would just put too many contaminates in the ground water and make it unsuitable for useage. This situation has occured down the road in the Green Valley mobile home area and I would certainly hate to see that happen again in our area due to ill planning.*

*In this same sale information packet, it states the covenants etc. It makes no mention in those materials of a community water system, but I am told that in the layout plat submitted for approval it does state that. I would assume that means a deep well and not ground water wells like we have in this area. I would hope that someday in the not too distant future, when the new waste water treatment plant is built there might be plans included to put city water lines along Southside drive.*

*The lots range from 3.5 acres to 6.4 acres with a pricing range of 54,900 to 89,900. That also seems a bit out of range, but then I haven't been looking at real estate for sometime, so that may be what land is going for. It also states in the covenants that the construction of the homes were to be stick built and not manufactured homes, which was very good to hear.*

*Although I would rather have had the land stay as grazing pastures for Mr. Bradeens cattle, I do not wish to put down Mr Baker's development plans either. But I very strongly feel that there needs to be city sewer connection for these homes, if they are to be built. There are too many contamination problems in our world today as it is, and the city planners should be looking to ward off any unnecessary problems with regards to that as long as things are still in the planning stage and can be addressed now.*

*I would be available for any further questions or comments in regards to this matter and I*

*would be very interested in hearing the outcome of this hearing.*

*Sincerely,*

*Marjorie Sutton  
6350 Woodrow St  
Rapid City SD 57703*

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