

November 1, 2002

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Rapid City  
Planning Department

To: Vicki Fisher  
City of Rapid City Planning Department  
300 Sixth Street  
Rapid City, SD 57701-2724

From: Keith and Charollene Coates  
6662 Wellington Drive  
Rapid City, SD 57702

***Our home is located across the street to the south of the Black Hills Equestrian Center and directly across from the Dave & Joan Fisk residence.***

Re: Planned Development for the Black Hills Equestrian Center (Lots A thru C of Cleary Subdivision, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, SD

In January 2000, we moved into a new house. We had both retired and were looking forward to enjoying our new home and views of the prairie, hills, some city lights and the busy sounds of motorists on HWY 16 and the truck route. We had been a bit concerned about the equestrian center across the street but after hearing the plans for the center we believed that could only add to the ambiance of our new location. We were told that animal waste would all be flushed away by equipment inside the equestrian, the area would be landscaped with hundred of trees and surrounded with white fence. Dave also told of plans for a children's playground on the equestrian grounds.

January 2003 will mark our third year in our new home. Things have not only NOT IMPROVED but have gone from bad to worse! Each year we have grown more frustrated with the situation across the street from us.

Our first disappointment came shortly after the first horses arrived. The manure was being spread out in front of the barn and the Fisk residence. Not a pleasant smell as we walked out our front door nor a pleasant view from our dining room table. A bit later we noticed the manure being piled up outside the equestrian. We were also being bombarded with flies. Keith talked to Dave and asked about the inside waste disposal system. Dave said that just wasn't going to work out. He said he was initially using the manure to fertilize his yard but the County Extension people told him that horse manure was not good fertilizer and that he could stack it outside if he removed it every 2 or 3 weeks. (It is often stacked up for months not weeks!) When Keith mentioned the fly problem, Dave said they didn't have any flies and our flies were coming from the ravine south of our house. (I did make a call to check on horse manure being spread on front yards but the person I talked to didn't know of any code about horse manure and said he would need to do some checking on it. Shortly thereafter the manure was being stacked out by the equestrian so I never followed up on my initial phone call.)

To date we have seen nothing but weeds across the street and as the equestrian has filled with horses the odor is dreadful and the manure gets piled higher and higher. We have spent many dollars on fly catchers, etc. and still cannot grill outside or even have a birthday pizza party outdoors as the flies come in droves the minute we have food outside.

Our Sunday dinners and special occasions have 12-15 of us seated around the table. The ongoing comment has been "Too bad that you still have the 'abandoned house' across the street ." This past year things have even gotten worse for our dinner view as we now look out not only at the weed patch across the street but also a huge fleet of Drain Master vehicles.

One of Mr. Fisk's standing comments is "We were here first." Yes, they were and they have done the least and being here first doesn't mean that you can violate every code and sense of good neighborliness.

Except for the Fisk residence and equestrian center area, all the other new residents immediately put in grass, landscape their area and make it an attractive place to reside.

Shortly after the house was completed at 6548 Wellington Drive, we had a call from the wife of a Rapid City School Assistant Superintendent. She said they were planning to build but had found one already built (6548 Wellington Drive) that met their needs. Their only hesitation had to do with the manure smell and flies. We responded that we had problems with both. Needless to say, they did not buy the house. A couple of months ago a young man stopped by and asked us about the weeds and the odor. He loved the view from up here and was interested in the lots on either side of us. We could not be very encouraging. Unfortunately the lack of action at the equestrian center is turning away people who would be very good neighbors. Certainly if we knew in December 1999 what we know now, we would not be living here on South Hill.

We are encouraged by the notification of this hearing and hope that it will result in action that will make this a neighborhood that we can be proud of and enjoy. We do plan to be in attendance at the 7 AM hearing on November 21.