

We live at 1308 Panorama Circle (lot 4 in Enchanted Hills 1) and are very concerned about proposed changes in our neighborhood. If the area off Hiway 16 is rezoned, we believe it will hurt our neighborhood. We are a low density residential neighborhood. Adding duplexes and a large retirement center will change the area for the worse. Some of our concerns are:

traffic, it is bad now and this will make it much worse

drainage: with West Nile Virus around we don't need a sitting pond and that could also be hazardous for the children in the neighborhood.

water pressure, it is not good now and the possible changes would make it worse

We believe the area to be developed should be either single family homes or small businesses.

Thanks

Michael and Juanita Conley  
342-1784

8.25.04

Ms. Vicki Fisher  
SENIOR PLANNER  
GROWTH MANAGEMENT  
300 6<sup>th</sup> ST  
RCSO

RE: HEARINGS for 8.26-04 AT 7AM  
Good SAMARITAN DEVELOPMENT

DEAR Ms. Fisher

WE ARE UNABLE TO ATTEND THE ABOVE HEARINGS DUE TO AN UNEXPECTED FUNERAL THAT CALLS US AWAY.

FIRST of all we, of course, would NOT LIKE TO SEE THIS HAPPEN AT ALL. WE WOULD LIKE IT TO STAY AS IT HAS BEEN FOR THE LAST 24 YRS THAT WE HAVE LIVED ON LOT 1 OF ENCHANTED HILLS.

WE ALSO THINK THE DEVELOPER SHOULD, PRIOR TO ANY OF THIS HAPPENING, NOTIFY ALL OF THE SURROUNDING LAND OWNERS, AND SIT DOWN WITH ALL OF US TO ANSWER ALL OF OUR QUESTIONS. I FEEL A LOT OF THE ISSUES WOULD GO AWAY AFTER THAT MEETING.

My major concerns are;

A. Is the pond still planned?

- Fear of West Nile
- problem with more INSECTS besides
- Drowning possibilities
- Flooding

- B. ONE PLACE IT'S MENTIONED TO WAIVE SEWER REQUIREMENT - THEN ANOTHER PART MENTIONS A CENTRAL SEWER
- C. FROM THE EXISTING GRAVEL ROAD, WEST OF OUR HOUSE, IT IS APPROX 335 FT ALL SLOPING TOWARDS OUR HOUSE
- 1. PLUS THERE IS A RAVINE THAT RUNS FROM THE PRESENT ROAD THROUGH THE MIDDLE OF OUR LOT
  - MAJOR CONCERN OF RUN OFF FROM RAIN &/OR SNOW
    - > AS THE LAND STANDS TODAY SOMETIMES WE HAVE A RIVER RUNNING THROUGH OUR LOT
    - > WITH MORE PAVEMENT ABOVE US THAT COULD CAUSE MORE PROBLEMS FOR OUR HOUSE & PROPERTY WASHING AWAY
    - > WE ALREADY HAVE HAD TO INSTALL A JUMP PUMP EVEN THOUGH WE LIVE ON A ROCKY HILL SIDE
- D. HOW MUCH DIRT WORK WILL BE DONE &/OR MOVED TO MAKE A LEVEL SITE
- UNSIGHTLY LANDSCAPE
  - MORE RUNOFF PROBLEMS
  - CONSTRUCTION DIRT, DUST & NOISE PROBLEMS
- E. HOW FAR TO THE WEST, FROM OUR WEST LOT LINE, WILL THE SENIOR APARTMENT BUILDING BE
- CREATES LARGE CONCERNS OF;
    - > HVAC SYSTEMS NOISE

- > TRAFFIC NOISE IN EAST PARKING LOT
- > DUMPSTER NOISE
- > LAWN WATERING NOISE
- > OUT DOOR LIGHTING - INTERRUPTING SLEEP
- > UNDER GROUND GARAGE DOOR NOISE

F. How long will CONSTRUCTION TAKE

- NOISE
- Debris &/or litter
- DUST
- RUNOFF
- loss of present landscape, views & TREES
- who's going to pickup wind blown  
~~CONSTRUCTION~~ CONSTRUCTION MATERIALS

G. Most importantly:

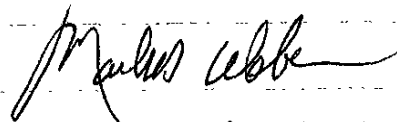
- How high will dirt work be
- How high will building be
- > Our House has been heated & cooled by  
THE SUN AND WIND for all these 24 yrs
- > Now the terrain will change, by  
MOVEMENT of EARTH AND ADDITION of  
Building(s)
- > This may have a dramatic effect on  
our heating & cooling costs NOT  
TO MENTION the loss of Solar power  
OR ITS effects on all things

Again we wish the land would remain undeveloped as it has been for the last several years. By making this change it will ruin all of our views, peace fullness, serenity, noise & dust.

Be that as it may, if the development must go on we would request the buildings be placed as far west as possible & that the apartment be reversed or placed on the west side of the development to cut down on all the above mentioned problems we think will happen.

I apologize for not being able to attend. If anyone has any questions of me please call me at 381-6797 & I will call you back.

THANK YOU



MARK D WEBER

5109 RIDGEVIEW Rd

PCSD

LOT 1

Marcia,

Thanks for the response.

I intend for this message to serve as comments from me (Tim Rogers - 1309 Panorama Circle) for the Good Samaritan's Retirement Home project. This would include the project itself and the re-zoning request.

**Property Value:** On the retirement home, my concern with property value is the company going out of business or selling - and someone turns into a tourist motel or something to the effect. I know there are no guarantee's in life, but I would be assured this would not happen if the area stayed either agriculture or single family residential. The entire Enchanted Hills area is single family residential area and that is the reason I moved here - at a substantial cost. I believe that it should stay this way or for the city to purchase and make a park out of the property. I am new to commenting on Zoning issues - does a person have a claim to protecting property value in re-zoning issues? Are there zoning provisions that requires the city to provide recreational areas - such as a park - within a certain acreage of residential development?

**Water:** I also have concerns with water usage and water availability and water pressure. We have low water pressure. The engineering consultant indicated the reason for low pressure was the city either installed or required a device to be installed to lower pressure to protect our water lines. She also indicated that there was plenty of water available, but failed to provide water sources or water usage numbers from existing users and there project. Will this information be made available prior to any public meeting?

**Sewer/Septic System:** I also did not see anything in regards to plans on where they are directing their sewer (or if they are going septic). One of your staff indicated they may be going under Highway 16 and indicated it was their choice. I have two problems with this - first it tells me that they do not have a plan yet, which tells me they still could go with a septic system. Second, it concerns me that the developer or the city has not layed out the plans which means this should not be going before the public until there is. I am not a big fan of septic systems, eventhough the property I purchased has one. In the little investigation that I have done, some of the newer subdivisions in Enchanted Hills have city sewer. Has there been an opportunity for Enchanted Hills I to contact to city sewer? I have not become familiar enough with the politics of the subdivision to know the subdivisions stance on this position. Has the consulting firm provided a plan? Does the city have a master plan for this area in regards to the sewer system?

**Stormwater Runoff:** The consulting engineer indicated that they will construct a stormwater pond and have a stormwater plan in place. Is this plan available and does the city agree with the plan?

**Safety:** From the plans I was able to view, it appeared that the exit from the property would be on to Enchanted Road. It appeared the entrance/exit would be on a portion of the road that is on or near the hill incline on the road. This is a narrow road with virtually no shoulders. I did not see plans to install a turn lane in their plans for entering or exiting. This is already a significant amount of vehicular traffic on this road. In adverse weather conditions, this intersection could be a nightmare. Has this been addressed?

Thank you for your time. I will be interested to hear from you.

Sincerely

Tim Rogers  
1309 Panorama Circle  
Rapid City, SD 57701  
(605) 721-2286

8/30/2004