

**SPRINGBROOK ACRES  
WATER USERS ASSOCIATION  
P. O. BOX 9182  
RAPID CITY, SD 57701**

January 3, 2005

Honorable Mayor & Council Members  
Chairman & Members of the Planning Commission  
300 Sixth Street  
Rapid City, SD 57701-2724

**RE: TRACT SB REVISED OF SPRINGBROOK ACRES SUBDIVISION  
AS SUBMITTED BY DON & CHERRIL BROWN, CASE NO. 03PD003.**

To Whom It May Concern:

Mr. Brown attended the November 4, 2004 monthly board meeting of the Springbrook Acres Water Users Association and presented his proposal for 6 lots on 23.9 acres on a portion of lot SB-3 of Spring Acres Subdivison. The ingress and egress to all 6 lots will be via the private roads within the 189 lot Springbrook Acres Subdivision which is governed by the Springbrook Acres Water Users Association. All of the lots within the Springbrook Acres Water Users Association have "**Covenants and Restriction that run with the land**" which include the paying of monthly fees for the maintenance and upkeep of the roads.

**Therefore, the Springbrook Acres Water Users Association Board of Directors would require that the same covenant be recorded with each of the proposed lots that will require each lot to pay the monthly dues.**

Thank you for your consideration of this matter.

Sincerely,



Springbrook Acres Water Users Association  
Board of Directors  
Fred Weishaupl, President  
Tim Griffin, Vice President  
Andy Chlebek, Secretary  
Tom Tyson, Treasurer  
Brian Blenner, Member-at-Large

cc: Vicki Fisher, Planner III

The below signed residents of Fairway Hills PRD present the following objections to the construction of four 3 story apartment buildings, comprising 108 units, on the site described in the application for major amendment to the Fairway Hills development by Fisk Land Surveying & Consulting Engineers for Mike Buckingham, Dlorah Inc. This application, file #04PD080, is being considered at this time.

1. It destroys the existing character of the development, which presently has a clear definition of areas, ie apartments, single family homes, townhomes, condominiums.
2. Access and egress would severely restrict evacuation in an emergency situation. Normal access and egress is already difficult with the addition of 32 townhome units between Springbrook Acres and Fairway Hills along Sheridan Lake Drive. 108 more units would add considerably to an already hazardous and congested situation.
3. The impact on the Corral Drive Schools would be decided.

*Schools operating close to capacity now.*

4. Natural topography of the land offers excellent drainage/runoff. The building of these units and accompanying driveways and parking would severely compromise this natural drainage field.
5. With the addition of 32 townhomes plus 108 apartments the usage of pool and party house common facilities would be severely restricted.
6. Doubt as to feasibility of more apartments in this area: Sandstone Apartments has recently converted to townhome sales, and Corral Drive Apartments presently has an 8% vacancy rate.

NAME	ADDRESS
<i>Don Roberts</i>	<i>4020 Pinchurst Ct.</i>
<i>Lorraine Kellerman</i>	<i>4023 Pinchurst Ct.</i>
<i>Helen Toland</i>	<i>4021 Pinchurst Court</i>
<i>Shirley Hessman</i>	<i>4026 Pinchurst</i>