

September 14, 2006

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SEP 15 2006

Growth Management Department
300 6th Street
Rapid City, SD 57701

Rapid City Growth
Management Department

Re: Notice of Hearing for a Variance to the Subdivision Regulations

Enclosed is a copy of the Notice for Variance we received. Relative to this variance, we wish to raise some concerns prior to any approval of such variance:

1. We would approve this variance only on the condition that the road being built is to service ONLY 1 or 2 homes in this area. We trust that the road requirements will include a sufficient gravel coat and a sufficient road width. However, if more homes are planned for the future, then we feel that the road should have a sufficient width and chip seal coating placed on the surface, similar to Sun Ridge Road. Also, this property should have a secondary access. In the early 1990's, Ponderosa Ridge Road District was formed because many of the homeowners at that time were concerned with the dust problem and wanted a paved surface on the roads. The current chip seal coating was done at the expense of all the landowners in our development. This Road District remained in effect until the District had met all of the Pennington County requirements of a properly installed chip seal coating and any necessary repairs to such coating prior to returning full control of these roads back to Pennington County. We already have a problem with the current road into the property requesting this variance. The vehicles traveling in and out of this property track a significant amount of mud/dirt onto Sun Ridge Road and often do not obey the speed limits posted for Sun Ridge Road. Also, these vehicles cause more wear and tear on our roads, having the benefit of using our roads without having paid for the improvements to these roads. As long as these concerns are adequately addressed prior to the approval of this variance, then we have no problem with approving it.
2. We and many of the homeowners in Ponderosa Ridge Estates have discussed at great length our concerns for any future development of the property in question. Our major concern has always been that this property have a second access rather than be limited by access via Sun Ridge Road. Our concern has always been that such secondary access is necessary for fire control (whether for forest fire or residential fire) as well as easing the traffic flow on Sun Ridge Road. The issues of mud/dirt and speed have also been raised at our homeowners meetings. If this property is to be used for more than the current residence and possibly one more, then we request that a secondary access be installed to this property and a chip seal coat be installed as well.

Again, if the proposed road involved is only to service 1 or 2 homes on this parcel, then we are fine with waiving the curb, gutter, street light conduit, water, and sewer. However, we would strongly urge you to consider a chip seal coat and a secondary access either way. If this variance would open up the possibility to any further residential development of the property, then we and all of the homeowners within Ponderosa Ridge Estates would wish to have a say in any proposed changes.

We will try to attend the meeting; however, if we are unable to attend, we are sending this letter so that our concerns can be addressed. If you have any questions, we can be reached at 342-0118 during regular business hours or at 342-2122 in the evenings.

Sincerely,

Dave + LeeAnne England

Dave & Lee Anne England
6747 Sun Ridge Road
Rapid City, SD 57702