

October 22, 2008

City Council & Planning Commission
City of Rapid City
300 Sixth St.
Rapid City, SD 57701

RE: Hamm property adjacent to Villagio Sub.

To Whom it May Concern:

As always Springbrook Acres Association is interested in development that will impact our subdivision and the 112 acres of open space.

First and foremost we are concerned about the number of units being approved with only one access. To date, through platting and zoning there are over 60 units approved with only one point of ingress and egress. **Our concern is that the City's Major Street Plan indicates a collector street across the southerly portion of the Association's open space and then through the subdivision that has private streets.** Over the past three years the Board of the Association has brought this to the attention of the staff, Planning Commission & City Council only to have it fall on deaf ears as nothing has been done in planning a second access. Our only saving grace on the issue without a second access is that City Council recently approved a 6000 foot long cul-de-sac for Hadcock Const. (ironically the husband of Councilwoman Deb Hadcock). So when the area around Villagio is all built out there will need to be a 3000+ long foot cul-de-sac.

Secondly, in reviewing the proposed 3 lot subdivision, one of the lots does not have any street frontage other than Catron Blvd., and I was told by staff that access to Catron would not be allowed.

Springbrook Acres Association has cooperated with the City in opening up a second access (Nugget Gulch) and we have had nothing but headaches with drivers cutting through our private streets and usually at high rates of speed. We are asking the City to show some cooperation with Springbrook Acres by deleting the Collector Street through our open space, and either commit to investigating a second access for the Villagio area or commit to granting a 3000 foot long cul-de-sac.

Sincerely,

Springbrook Acres Water Users Association
Fred Weishaupl, President.