

13PD049

From: Lance A. Roberts [<mailto:Lance.Roberts@respec.com>]
Sent: Monday, December 02, 2013 12:19 PM
To: Lacock Fletcher
Subject: Chapel Valley Water Tank

Fletcher –

I spoke with you on the phone about a month ago about the proposed water tank for Chapel Valley. I see that this item is on the agenda for the December 5 meeting. When you and I spoke, you mentioned the requirement of a “neighborhood” meeting that Mr. Davis and the Chapel Valley Water Board should hold. Was this meeting required before the items to be presented on December 5 to the Planning Commission? If so, no such meeting has been held and we have not seen any sort of proposed plan view of the tank.

I am not opposed to another water tank and understand the need to increase fire flows. However, I am extremely opposed to the height of the proposed tank. The tank would be nearly (or over) 5 stories tall and there is no way that this could be hidden by the trees. A shorter tank, located further up the hill, is a better option. For reference, my address is 4915 Copperhill Court.

Please let me know if this neighborhood meeting was supposed to be held.

Thank you!

Lance A. Roberts, Ph.D., P.E.
Vice President – Mining & Energy Division
RESPEC Consulting & Services – Established 1969
Mining & Energy, Water & Natural Resources, Information Technologies
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Phone: 605.394.6511 | Cell: 605.393.7085
www.respec.com
Innovation | Collaboration | Inspiration

13PD049

From: George Rankin [<mailto:ggr1011@hotmail.com>]
Sent: Tuesday, November 26, 2013 12:07 PM
To: Lacock Fletcher
Subject: Chapel Valley Water Tank

Good Morning Mr. Lacock

I am sending you this message because of our concerns of the proposed water storage tank to be located within close proximity to our house at 4914 Copperhill Ct. in Chapel Valley. To be brief we find the proposal completely unacceptable as it is now.

It was our understanding two years ago that if and when a storage tank was built it would be 35 feet tall and tucked back in the trees away from our neighborhood, that additional vegetation would be established and that it would be virtually unnoticeable. Now we are hearing that the tank will be 53 feet high and would be much closer to the houses in the area. A structure of that size on the hill above our houses would dominate the Copperhill area and give the entire neighborhood a "industrial" look and feel. In addition over the past year the trees on that hill have been thinned to the point that you can now see between the ones remaining so there is little left to hide a steel tank.

We have lived in Chapel Valley since 1986 and in our house since 1990, Chapel Valley is a unique residential area that is defined by the trees and the views. I have talked with real estate people and having been involved in real estate I can assure you what the effect of a 53 foot water tank dominating the view to the West would do to the value of the houses in the Copperhill area, it would be devastating.

We do agree that in the event of a fire a water reservoir would be needed but I'm sure that the tank could be redesigned, moved farther up the hill away from the houses where it would be unnoticed.

Respectively,
George & Gloria Rankin

13PD049

From: Tom Blue [<mailto:bluetnt@rushmore.com>]
Sent: Monday, December 02, 2013 1:46 PM
To: Lacock Fletcher
Subject: Fw: tank height

Fletcher,

As recently as this September, the Chapel Lane Water Board represented that the water tank would be 34 feet tall (see emails below to me from the President of the Water Board).

I am adamantly opposed to what is now apparently a proposed 57 foot tall tank about 100 yards out my dining room window. It will look like a missile sitting on a launch pad and will absolutely destroy my property value.

The Water Company told me that another site would work just fine further up the hill and would provide for a much shorter tank of 34 foot. That is an alternative that is reasonable. A 57 foot tall tank is not.

Sincerely,
Tom Blue
4901 Copperhill Drive

From: [Dennis Decker](#)
Sent: Tuesday, September 17, 2013 7:42 AM
To: [Business Emails](#)
Subject: Re: tank height

Will give you a call. I made a mistake about the tank height, it is 34 not 42. Too much going on. Brandon will start on the tank area and then dig in the pipe after that is finished. The road area will be the last to be completed. He has to dig up the road bed whether we gravel it or not. Talk to you later. DD

----- Original Message -----

From: [Business Emails](#)
To: [Dennis Decker](#)
Sent: Monday, September 16, 2013 9:41 PM
Subject: Re: tank height

Give me a call sometime later this week; let's go walk up there and get an idea of where it would be visible and where it wouldn't – higher up the hill might be less visible. The paperwork you read to me earlier said 30 feet diameter and 34 feet high – doesn't matter since it will be delayed until next spring but it might help if we take a look since it hasn't been built yet. I talked to someone again at the city last week after you and I last talked and he was going to see whether we needed to do anything on a road or not. So, Brandon may not have to do any work on a road – don't say anything to him or anyone else yet on it until I hear back. Tom

From: [Dennis Decker](#)
Sent: Monday, September 16, 2013 7:11 PM
To: [Blue, Tom](#)
Subject: tank height

The plans indicated what I told you for a height of 42 ft was correct, but when I asked Ron Davis he said that was wrong and contacted the tank company and found that they had fortunately not started to build the tank yet. Ron and Bob went to the tank site last Friday and determined that if we would have left the height at 42' we would have had to move it up the hill at least another 20 ft to make it the right elevation with the current tank. It would have been much more visible and would have required a lot of changes to the plans. The tank company was using their standard plan for the tank that would hold 185,00 gallons. That was what we were asking for, but the elevation of the top was not high enough. Therefore the board decided to delay the delivery of the tank until next spring and do all the site prep, including burying the pipe to Copper Hill this fall. Brandon will start work in about a week on the site. There will not be hardly any dirt to work with from the site construction and the board agreed that we would finish the installation in the spring before we address any other issues with homeowners being able to see the tank. Dennis

13PD049

From: Oxner, Sgt. Matt [<mailto:Matt.Oxner@state.sd.us>]
Sent: Tuesday, December 03, 2013 12:16 PM
To: cpweb
Subject: Water Tower in Chapel Valley

I am writing this letter in hopes to STOP the 57 FOOT WATER TOWER that is being placed near my property in Chapel Valley. This is the first notice that I have received on this tower and have been told that the city can put a smaller tower of 34 feet back up the hill further that would not affect the property values of the residences that live on or near Copperhill Drive and Court.

It appears to me that it is common sense as to install the smaller tank versus a 57 Foot tank on top of a hill? I am not sure what motives the city or planners have with the larger tank and plan on fighting this if needed. I will attempt to attend the meeting on the 5th but with my job it is tough to be able to attend such meetings as I would think would be the case as to most professionals whom many live in my neighborhood.

Thanks for your consideration and I would hope we can come to a common sense agreement on this issue.

***Sgt. Matt Oxner – HP 33
Police Service Dog Unit - West
South Dakota Highway Patrol***

***Office: 605-394-2286
Cell: 605-381-1546
Fax: 605-394-5483***



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13PD049

From: Hanley, Kathleen H. [<mailto:Kathleen.Hanley@sdsmt.edu>]
Sent: Tuesday, December 03, 2013 3:57 PM
To: Lacock Fletcher
Subject: Proposed Water Reservoir in Chapel Valley

Tuesday, December 03, 2013

I am opposed to the proposed 57' water reservoir on the top of Copperhill Drive and am disappointed with the lack of and incorrect information given to people regarding the reservoir/tank.

I have the following comments for your consideration.

- I was under the impression that the tank would be a 'low profile tank' in the 30ft range based on verbal information given to a number of neighbors.
- No neighborhood meetings hosted by the water company were held to discuss the placement of the reservoir, nor discuss the change in height, despite the fact that Planning Commission minutes show that Mr. Davis would be willing to consider input from the neighborhood. (July 26, 2012 Planning Commission meeting) If not for one of my neighbors taking the initiative and talking to a member of the Chapel Valley Water board in the last 2 months, the first notice that I would have received about a 57 foot high water reservoir was the Notice of Hearing for a Planned Development Application sent out by the Community Planning & Development Services last week.
- A 57 foot high water tank is the size of a 5+-story building!!! The proposed reservoir is an obtrusive structure for a neighborhood. I called Bob Powles, with the Chapel Valley water company when I found out about the height, and asked how the location of the tank was chosen as the land owned by the Chapel Valley Water Company continues up the same hill, and a reservoir placed higher would allow for a lower profile. He stated that the board's reasoning was that a tank placed higher would be visible to more people to the south, which I find difficult to believe. In addition, he said that the existing trees would hide the proposed 57 foot reservoir. The board's reasoning of trees hiding a reservoir would also apply to one placed at a higher elevation. In addition, not only are trees not permanent structures, as recent events have demonstrated (i.e. Pine Beetle infestation, Atlas blizzard) but 57 foot trees are a lot scarcer than 30 foot trees. Not only would a higher location be further from view, there are a lot more 30+ foot trees available to camouflage a higher elevation than 57+ foot trees necessary for a lower elevation.
- All options for water reservoir placement should be exhausted and evaluated, before construction of a 57 foot tall structure so close to a neighborhood – placement of which is based on the 'logic' that fewer people would see it.
- The landscaping requirement for vegetation maintenance is very vague. It takes considerably more time to grow 57 foot trees than 30 foot trees.
- Our residence is located at 5140 Copperhill Ridge. Although I don't anticipate that I will see the water reservoir from my home, I feel that the way this has transpired is wrong.

Thank you for your time and consideration.

Kathleen Hanley

Kathleen Hanley
Instructor, South Dakota School of Mines & Technology
CM 120
394-1202
Kathleen.hanley@sdsmt.edu

13PD049

From: Brenda Habbe [<mailto:dbbbec@rushmore.com>]
Sent: Tuesday, December 03, 2013 7:49 PM
To: Lacock Fletcher
Subject: Chapel Valley water tank

Dear Mr. Lacock,

I am writing as a concerned resident of Chapel Valley and the water tank to be built. I understand the need for a proposed water tank for safety purposes. However, I have been informed of the possibility that the tank could be over 50 ft tall. Chapel Valley has lost hundreds of trees to the IPS beetles and is most certainly going to lose many more; not to mention all the downed trees from the last snow storm. Please consider making this tank as short as possible. Thank you for your consideration of this matter.

Brenda Habbe
3407 Monarch Ct.

13PD049

From: Nold, Pete [<mailto:Pete.Nold@RNDC-USA.COM>]
Sent: Tuesday, December 03, 2013 8:07 PM
To: Lacock Fletcher
Subject: chapel valley water tank

Fletcher,

It has just recently been brought to my attention that a meeting to finalize a plan to install a large water tank in Chapel Valley is to take place on Thursday morning. I have also been made aware that there are 2 separate site possibilities and that the site chosen would require a much taller tank and that it would be placed in direct view of several of the homes creating an eyesore in an otherwise beautiful neighborhood. I am wondering what the cost difference will be for the taller tank vs the smaller one? I am also wondering why the other location is not being selected, it would seem much easier to conceal a shorter tank and also the location would take it out of the direct view of the homes around its close proximity. Chapel Valley is a beautiful area to live in and visit, I think the residents should have a say in where this tank should be placed and that there should be a solid plan on how to conceal it and not obstruct any of the residents views. I believe that this matter needs to have more review with a neighborhood meeting so a more suitable decision can be made that will include the property of several of the residents. Chapel Valley is a beautiful place and as an owner here I want to keep it that way. Please consider having a required meeting of the residents so we can get the facts out to all and have a proper vote before building a tank that will permanently affect the ascetics of the neighborhood.

Pete Nold.

13PD049

From: Tom Blue [<mailto:bluetnt@rushmore.com>]
Sent: Tuesday, December 03, 2013 8:30 PM
To: Scull Andy
Cc: Lacock Fletcher
Subject: Copperhill Water Reservoir

Dear Planning Commissioner Scull,

I live 300 feet away from the property line where the Chapel Lane Water company is proposing to put a 53 or 57 foot tall water reservoir – more than 5 stories tall. Because I live more than 250 feet from that property line, I have not been included in mailings to affected property owners. I recently found out that the Planning Commission held a meeting on the proposed water tank on July 26, 2012. Here are a few excerpts from the minutes of that meeting that I copied and pasted:

In response to a question from Scull, Davis indicated that the applicant would be willing to consider a lower profile, larger diameter reservoir. Davis stated that they are willing to consider input from the neighborhood concerning the design of the proposed structure.

Discussion followed concerning the elevation of existing homes in the immediate area of the proposed reservoir, the anticipated elevation of the proposed reservoir and the potential to design the reservoir in a manner so that it will be less obtrusive to existing residential properties in the area.

Scull stated that before Final Planned Development approval the applicant should work with the neighborhood on the design of proposed water reservoir and look into whether there may be a more suitable location.

I found out in October that the Water Board had identified a less obtrusive site as you had requested. It is higher up the hill and would provide for an approximate 30-34 foot tall tank. There has not been a neighborhood meeting nor request for neighborhood input regarding the two sites or design of the structure. Apparently, the Board rejected the second site out-of-hand without any neighborhood input. The only reason the Water Board gave me was that the 30-34 foot tank, although much shorter, would be visible to more houses to the south. So, they are choosing an obtrusive 57 foot tall skyscraper, close to our houses in the Copperhill area, and not much higher than our houses rather than a site that would allow a much lower-profile tank of 30-34 feet that might be somewhat visible from houses farther below and further away.

The IPS beetle has already killed more than 100 trees on the hill next to the site, beetles have already killed trees on the subject hill, and no one needs to question what the Atlas blizzard did to trees. Trees cannot be relied on to hide a tank, especially one that will tower for 5 or 6 stories above the skyline. It will be my view, not far away, out my dining room window.

Please accept this as my, and numerous neighbors', objection to the Water Board's choice to destroy our property values so some other folks don't run the chance of catching a glimpse of a 34 foot tall tank on a hill off in the distance.

Sincerely,
Tom Blue
4901 Copperhill Drive
Rapid City, SD 57702
341-0284

13PD049

From: Tom Blue [<mailto:bluetnt@rushmore.com>]

Sent: Friday, December 13, 2013 1:27 PM

To: Scull Andy; Lacock Fletcher; Dennis Decker; Gary Robinson; Jerry Stordahl; Tim Elliott; Jim Dahlquist; Michael Ross

Subject: Chapel Lane Water Tank

Board Members

Fletcher Lacock

Andrew

Scull, Commissioner

Chapel Lane Water Company

Planner II

Rapid City Planning Commission

Community Planning and Development Services

City of Rapid City

Here is a partial list of the people in the Copperhill Neighborhood who strongly oppose as totally unacceptable and obtrusive, a 57 foot tall skyscraper water tank next to our homes:

Lance & Jerilyn Roberts

John & Wendy Knecht

Kathy & Jim Hanley

Tom & Taphne Blue

Loren & Liz Skjervem

Stephanie Nesselhuf

Matt & Leah Oxner

Paul & Monica Barnes

Tom & Sharon Hilgemeier

George & Gloria Rankin

Kate & Paul Hoffmeyer

Mary Masten & Tony Crawford

Ken & Sue Jimmerson

Thad & Julie Kokesh

As we notified the Water Board earlier, our neighborhood has identified a third site on the property, one that should be acceptable to everyone. A couple of us recently met at the site with a Senior Geotechnical Engineer who has extensive experience with water tanks. He said the site we identified would work fine and that moving some rock to put the tank in is a standard practice that is used all the time. That site would allow for a much shorter tank, probably 30-34 feet tall, and it is farther back away from what the Water Board has objected to, and referred to, as a ridge that lies closer to their homes to the south.

Tom Blue

4901 Copperhill Drive

Rapid City, SD 57702

341-0284

13PD049

Rapid City Council

RE: Proposed water tower Chapel Valley subdivision

Council members,

I am writing this letter, as required, to voice my complete opposition to the proposed secondary water tower in Chapel Valley. The proposed water tower will be adjacent to and west of my property. My understanding is the Chapel Valley Water Company desires to build the additional tower to meet some fire fighting requirements. That implies that either the existing system was not built to handle the expected fire flow standards or the fire flow standards have changed. The only thing an additional water tower would do is add to the number of gallons available to fight a fire in Chapel Valley. The actual amount of water that could be put on a fire is still limited by the number of fire hydrants and size of the hydrant hoses.

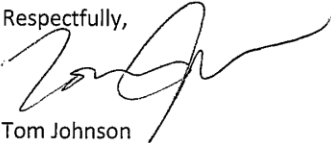
It is my understanding that the current Chapel Valley water system has one water tower supplied by a well system. I also have been told that the current system has a tie-in to the City of Rapid City's water system for emergencies like the well running out of water. I understand that if the tie-in to the city's system is needed, Chapel Valley would pay for the water used.

Considering the secondary water tower is being justified as a fix for an emergency situation I would rather change the tie-in to the city's system to make the volume of available water meet the fire flow requirements and not build a secondary water tower. This assumes that the volume of water the city might need to supply would be adequate to meet its own fire flow requirements.

I don't know of any other property owners in Chapel Valley that are in approval of the secondary water tower. If there is a fix, like changing the tie-in to the Rapid City system, available, instead of an eyesore and property value reducing water tower, then I propose the council explore that avenue completely.

At this time no one has sold me on the need for the additional water tower or even communicated to me what the fire flow requirements are or what the current system provides. I would also like to know what the current fire flow volume is for the neighborhoods near Chapel Valley to compare how our existing system stacks up to a similar neighborhood on the Rapid City water system. If the Chapel Valley water system is close to or exceeds what the neighborhoods near Chapel Valley (that are on the Rapid City water system) have regarding fire flows, then I ask the council to reject the proposed change.

Respectfully,



Tom Johnson

4913 Copperhill Ct.

Rapid City, SD, 57702

Ph: 605-390-0554 cell

Ph: 605-716-6547 office

RECEIVED

DEC 12 2013

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

13PD049

Rapid City Council

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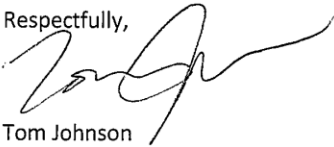
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Tom Johnson

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Ph: 605-390-0554 cell

Ph: 605-716-6547 office

RECEIVED

DEC 12 2013

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

From: Lance A. Roberts [<mailto:Lance.Roberts@respec.com>]

Sent: Monday, December 30, 2013 4:16 PM

To: Lacock Fletcher

Subject: Chapel Valley Water

13PD049

Fletcher –

I intended to come speak with you today, but I am trying to catch up at work after the long holiday week. I understand that the Chapel Lane Water Company Board is pushing ahead with plans for a 57-foot water tank. Given that the vegetation at the proposed site is approximately 40-foot tall, this tank would stick nearly 20-feet above the trees and be visible from both throughout Chapel Valley and Highway 44. In fact, Tom Blue was able to find City documents from 2000 which indicated that this project was terminated for that very reason (i.e., high profile tank). At the last Planning Commission Meeting where this was discussed (I believe on July 26, 2012), Andy Scull asked Ron Davis if he would be willing to consider a lower profile tank. Mr. Davis said that he would and that he would work with the neighborhood on the design of the tank or whether there is a more suitable location. In my opinion, I don't believe that either of these has truly been done. Although the neighborhood has certainly provided input for the tank, every suggestion has been summarily dismissed and without any valid engineering reason or cost comparison analysis (at least I have never seen anything). It would seem logical that if several options were to be explored, a cost analysis must be completed to compare each option. However, and most importantly, the true "cost" of proceeding with the construction of a tank that is nearly 6 stories tall will be the declination in housing values that will result.

Overall, I believe that the residents of Chapel Valley are in support of solving the fire flow issue. However, the solution is not a 57-foot tank. The Board and Mr. Davis must seriously consider other options that include a lower profile tank that is partially buried. As I am sure that you are aware, this type of solution has been applied in numerous other parts of Rapid City and therefore it has been proven to be feasible.

Thank you for your time.

Sincerely,

Lance A. Roberts, Ph.D., P.E.
Senior Vice President – Mining & Energy Business Unit
RESPEC Consulting & Services – Established 1969
Mining & Energy, Water & Natural Resources, Information Technologies
P.O. Box 725, Rapid City, SD 57709-0725
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13PD049

From: Tom Blue [<mailto:bluetnt@rushmore.com>]
Sent: Monday, December 30, 2013 5:23 PM
To: Lacock Fletcher
Subject: Chapel Valley Water Tank

Fletcher,

After asking more people who live on or next to Copperhill Drive and one couple in another part of Chapel Valley, and after providing each of them a copy of my email below, each has asked to have their names added to the email to express their strong opposition to a 57 foot tall water tank. Below are the names of the additional twelve people. The overwhelming opposition to a 57 foot tall tank is clear. Thank you. Tom Blue

*Craig & Edwina Kertzman
Michael & Kathleen Gilleland
Pete & Holly Nold
Tom & Cheryl Johnson
Carter & Colleen Kerk
Chad & Tara Carlson*

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Tom Blue
4901 Copperhill Drive
Rapid City, SD 57702
341-0284

December 24, 2013

I am sending this to the people who left their email address on the sign in sheet at our meeting on December 13th to discuss their concerns about the location of the proposed reservoir. Those who attended the meeting on the 13th were told about our regular board meeting on the 14th at which a decision would be discussed with the entire board. The board members present on the 13th shared your concerns with members who weren't able to attend that meeting. The final decision was to proceed with the current project and location of the reservoir. We believe that the project, which was already approved by the Planning Commission in July of this year, is the best possible decision for all of the residents in Chapel Valley.

1. The purpose of the new reservoir is to increase the fire flows to the valley, which was recommended in a study done by CETEC Engineering. In addition the new reservoir would loop into the system in the event that the main line to the current reservoir or the proposed one fails.
2. We have selected the site that we believe will allow the most cost effective location of the reservoir to provide additional fire flows and be able to maintain water in the event of system leaks by being able to loop the system. This is the same location chosen by our engineer and water manager in 2000 when this was first discussed by the prior board.
3. The proposal to connect to a city water line would require additional studies and the total cost would be much higher than the current proposal. In addition to the higher costs the connection would not add to the additional fire flows that a new reservoir would provide.
4. The proposal to move the reservoir to the South would make it visible to everyone in the valley and skyline it above the ridge as compared to the current location, where there will be visual protection from the ridge behind it and the trees in front of it for homes to the East.
5. The proposal to locate the reservoir to a higher elevation on the North side of the ridge would require additional study and cost. Construction costs would also be considerably more and if blasting became necessary there would be concerns about how close it would be to the edge of the cliff. The benefit to move the tank would not be worth the increased costs of the project or make it less visible. The board has agreed that when the reservoir is completed we will consider options which will further block the view.

Dennis Decker

13PD049

President, CLWC

October 21, 2013

At approximately 1:30 pm on October 18th, Dennis Decker, Ron Davis and Bob Powles met with Tom Blue at the site of the new water tank scheduled for construction to discuss the location of the tank at the top of Copper Hill Drive. Plans for the project are in the hands of the City of Rapid City where the final building permit is now being reviewed. This project has been in process for the past 2 years and has completed all the necessary city requirements for the location and building of the tank. The project allows for more volume in the system to fight fires (almost double the volume that currently exists in many areas) and also provides another source to loop our system in the event that one of the lines doesn't function and will allow all homeowners to continue to have water.

During our site visit we discussed the proposed location of the tank that has been approved by the board and is scheduled for construction to begin on the site preparation for the tank, road and pipe installation down to Copper Hill Road. We discussed at length the possibility of moving the tank location we have chosen and why the board believes that it is the best site which will provide the most cover for everyone in the valley. We also discussed options for making the tank less visible to homeowners.

The board agrees to consider the following options that were discussed at the meeting when the tank is completed and the board determines if any of the options would be necessary and feasible from both an engineering and financial perspective:

1. Planting trees or other vegetation that would hide conceal the loser portion of the tank from homeowners sight
2. Putting an earthen berm or wood fencing to shield the tank from site
3. Allowing some type of paint on the tank to camouflage it in addition to the forest green color
4. Having regular site inspection of the trees by on the property by the city forester to determine if it is necessary to take preventive measure such as spraying

Dennis Decker, President
Chapel Lane Water Company

13PD049

December 30, 2013

To: City of Rapid City Planning Commission

FROM: Chapel Lane Water Company Board of Directors

The Board wants to make it clear that during the past 2 years we have had one Annual Meeting in February of 2012 at which our engineer Ron Davis presented information about the planned development of our water system. In addition we have kept homeowners informed through 2 newsletters that went to all members of the CLWC. Most importantly was that at the first presentation of the development plan before your commission in July of 2012, all of the homeowners within 250 feet of the property received notice of the meeting and there were very few objections to the project. We also gathered over 100 signatures on petitions supporting the development from throughout the valley.

We believe that the majority of the 409 homeowners in Chapel Valley served by our water system support the addition of the reservoir in the planned location. We also believe that those who live east of the proposed site will have more protection from the trees if it is placed in our proposed located on the North ridge. The trees between homes on the east and the ridge behind it to the west will help obscure it from their vision. There is no question that there are fewer trees after the wildfire mitigation process required by the city, but the least visible location for the largest number of homeowners is the site the board has selected. We believe the increased volume of water for fire protection and the ability to loop our water system in the case of single point failure convinces the overwhelming majority of CLWC members that this is in best interest of all of us and will provide the least intrusion into the beauty of our valley.

We have always known, since the original project was started in 2000 that the reservoir would have to be about 50ft in height to match current reservoirs located above High Place. That fact was included in the proposal in 2000 and again in plans for the hearing in July 2013. We believe our efforts to keep homeowners informed of the progress of the project since well before 2012 and even earlier as far back as 2000, make the claim that people are not informed and able to respond to the plans ingenuous.

Let me clarify the confusion around the information which I gave to Tom Blue earlier in 2012. When Tom contacted me about the height of the proposed tank I reviewed the signed contract and found that the tank was to be 30X34ft. Shortly after that I realized something was not right and contacted our engineer Ron Davis who checked the plans and found the measurements were wrong and contacted the US Tank Co. about the mistake. The tank company had assumed there were no size requirements dictated by the height, but simply would hold 180,000 gallons of water. There bid was for a standard size tank and no one on our end noticed it. We then submitted a change order to the tank company in September and after that we had meetings and emails with Tom and other homeowners.

The Board has reviewed all the possible locations for the reservoir since the project was started in 2000 and almost all have personally examined the actual site where we currently plant to locate it. We have determined that there are only 3 locations on the property we have purchased where it could possibly be located:

1. The North side of the ridge, where we have selected the site used by the original proposal in 2000, would require a 24X57ft reservoir but will have the most cover from the trees for homes to the East and South.
2. Higher on the North ridge above our chosen location would require a reservoir 30X34ft but would be located on a rock outcropping that would require higher construction costs and be closer to the edge of the cliff on the North. In addition, there is a high probability that blasting would have to be done and Ron Davis is concerned that it would damage the stability of the rock base.
3. The South side of the ridge location, where a 30X34ft reservoir would be clearly visible to almost every home in Chapel Valley and would offer little or no additional coverage from trees to the East.

Dennis Decker, President
Chapel Lane Water Company
Board of Directors

13PD049

From: Hanley, Kathleen H. [<mailto:Kathleen.Hanley@sdsmt.edu>]
Sent: Thursday, January 02, 2014 3:03 PM
To: Lacock Fletcher
Subject: Proposed Water Reservoir in Chapel Valley

January 02, 2013

Mr. Fletcher,

Below please find my email dated December 03, 2013 outlining my opposition to the proposed 57 ft water reservoir proposed by the Chapel Lane Water Company (CLWC). Since my below email I have attended the CLWC special meeting on Friday, December 13, 2013, and although I left the meeting feeling that the CLWC board would conduct a study to look at the proposed alternate locations, I now find out that instead they have decided to go ahead with their proposed 57 ft. reservoir.

First and foremost, I find it surprising that residents are still being told that a 57 ft reservoir will be in their backyard when there are considerably less obtrusive alternatives, for all of Chapel Valley. I again would like to emphasize that this is a neighborhood, and as such has covenants to keep it a nice neighborhood and protect homeowners value and pride. My husband and I have added our name to the petition opposing the 57 ft reservoir.

Specifically I have the following comments and disagreements about and from the special meeting on Dec 13, 2013, and the resulting minutes.

- We were verbally told there was no opposition at the July 26, 2012 Planning Commission meeting when the CLWC presented their reservoir proposal. Speaking for myself and reinforced by neighbors comments, we were all under the impression that a tank in the 30 ft range was being proposed. (This can be confirmed in an email from Dennis Decker to Tom Blue) I am not opposed, nor are most of my neighbors to a reservoir in the 30 ft range. I still maintain I did not receive notice of the July 26, 2012 Planning Commission meeting.
- Brent Moline, whose property abuts the CLWC property of the proposed reservoir location has never been given notice of any meetings. He was present at the July 2012 Planning Commission meeting and specifically asked to be kept up to date by the CLWC board on details of the reservoir but to date has not only been not given any details but kept abreast of meetings.
- Brandon Powles, the engineer for the CLWC was not present (minutes show him present)
- Although Ron Davis is correct in his point that an additional study would cost more, it is not known if blasting will be required on the proposed alternate locations nor if the proposed alternate locations would cost any more for construction purposes. Also not mentioned in the minutes was the fact that 2 Geotechnical engineers, including one who specifically works with water reservoirs, suggested the alternate locations and indicated that blasting should not be an expensive issue. Isn't it prudent to conduct a study before proceeding with the building of a 57 ft tower in a residential area?
- The minutes are correct in stating that residents were informed of the CLWC board meeting the following morning. One important fact not mentioned, however, is that the residents were told that there is barely room for the board members at the meetings and were thus discouraged to attend. In addition, as mentioned earlier I left the meeting (as I know other neighbors did) with the idea that a study on the alternate locations would be approved by the CLWC board.

Thank you once again for your time and consideration!

Sincerely,

Kathleen Hanley

Instructor, South Dakota School of Mines & Technology CM 120 Kathleen.hanley@sdsmt.edu

From: Hanley, Kathleen H.
Sent: Tuesday, December 03, 2013 3:57 PM
To: 'fletcher.lacock@rcgov.org'
Subject: Proposed Water Reservoir in Chapel Valley

Tuesday, December 03, 2013

I am opposed to the proposed 57' water reservoir on the top of Copperhill Drive and am disappointed with the lack of and incorrect information given to people regarding the reservoir/tank.

I have the following comments for your consideration.

- I was under the impression that the tank would be a 'low profile tank' in the 30ft range based on verbal information given to a number of neighbors.
- No neighborhood meetings hosted by the water company were held to discuss the placement of the reservoir, nor discuss the change in height, despite the fact that Planning Commission minutes show that Mr. Davis would be willing to consider input from the neighborhood. (July 26, 2012 Planning Commission meeting) If not for one of my neighbors taking the initiative and talking to a member of the Chapel Valley Water board in the last 2 months, the first notice that I would have received about a 57 foot high water reservoir was the Notice of Hearing for a Planned Development Application sent out by the Community Planning & Development Services last week.
- A 57 foot high water tank is the size of a 5+-story building!!! The proposed reservoir is an obtrusive structure for a neighborhood. I called Bob Powles, with the Chapel Valley water company when I found out about the height, and asked how the location of the tank was chosen as the land owned by the Chapel Valley Water Company continues up the same hill, and a reservoir placed higher would allow for a lower profile. He stated that the board's reasoning was that a tank placed higher would be visible to more people to the south, which I find difficult to believe. In addition, he said that the existing trees would hide the proposed 57 foot reservoir. The board's reasoning of trees hiding a reservoir would also apply to one placed at a higher elevation. In addition, not only are trees not permanent structures, as recent events have demonstrated (i.e. Pine Beetle infestation, Atlas blizzard) but 57 foot trees are a lot scarcer than 30 foot trees. Not only would a higher location be further from view, there are a lot more 30+ foot trees available to camouflage a higher elevation than 57+ foot trees necessary for a lower elevation.
- All options for water reservoir placement should be exhausted and evaluated, before construction of a 57 foot tall structure so close to a neighborhood – placement of which is based on the 'logic' that fewer people would see it.
- The landscaping requirement for vegetation maintenance is very vague. It takes considerably more time to grow 57 foot trees than 30 foot trees.
- Our residence is located at 5140 Copperhill Ridge. Although I don't anticipate that I will see the water reservoir from my home, I feel that the way this has transpired is wrong.

Thank you for your time and consideration.

Kathleen Hanley

Kathleen Hanley
Instructor, South Dakota School of Mines & Technology CM 120
394-1202
Kathleen.hanley@sdsmt.edu

13PD049

From: Nesselhuf, Stephanie D [<mailto:Stephanie.Nesselhuf@k12.sd.us>]
Sent: Friday, January 24, 2014 10:44 AM
To: Lacock Fletcher
Subject: Chapel Valley water tower

Good morning Fletcher,

Just want to let you know I am against a 57 foot tall structure in a residential area on a quiet, dead-end street and court against the beautiful Black Hills where I paid a premium price for this setting and atmosphere. With the tragic storm in October, there are already trees down. Along with IPS beetles and Pine beetles the trees are coming down at an alarming rate. I have been told that the City Council unanimously denied the exact project in 2000 and unfortunately, our water board has been secretive and vague about the entire project. I don't feel as if the water board has worked with us or addressed any of our concerns. I have heard that they have even ignored what the Planning Commission told them to do at the hearing on it during the summer of 2012.

I am concerned that it will be a negative impact on our property values, along with the eye sore that a 57 foot tank will provide our neighborhood.

If you have any questions or want to talk to me further, please do not hesitate to call my cell phone.

605-553-1064

Stephanie Nesselhuf, Ed.S, NCSP

School Psychologist
Rapid City Area Schools
stephanie.nesselhuf@k12.sd.us

13PD049

From: jfknecht@hotmail.com

To: fletcher.lacock@rcgov.com

CC: bluetnt@rushmore.com

Subject: Water Tower Reservoir Planned for Chapel Valley(from perspective of closest residence to proposed sites)

Date: Thu, 23 Jan 2014 09:15:10 -0700

I am told by Tom Blue that you are the planning commission representative concerned with the above proposed project. Please let me express my & my wife Wendy's thoughts in regard to this. We purchased our home @ 4911 Copperhill CT in Aug 2012. Our realtor agent Barb Stoic from Caldwell Banker ,mentioned to us that a low profile/non obtrusive water reservoir may be implanted into the hill high above us . She showed us a small bump of a minimally projected object on a ridge above her town house in Chapel Valley proper(we later learned that she got this info from Dennis Decker). Since that time we heard nothing of the project until Tom Blue informed us of a huge tower/reservoir to be built in proximity to our home. This info was very disconcerting to us as we and our neighbor Tom Johnson were the nearest residences ALL of Chapel Valley to this monster 57 ft tall reservoir. I then talked to Dennis Decker by telephone and he assured me that it had already been approved except for some minor technicalities . He said it had already "went through" with minimal resistance from "any folks in the area". Next we were informed of a meeting of the Chapel Valley Water Board that had been set up by concerned neighbors , and attended along with many residents from our area. At the meeting I discovered that all of the Water Board members live on the opposite side of the hill from where the huge tank was to be built . Many neighbors ,including Tom Johnson (who had been in discussions with engineers),questioned the need for the project. Tom Blue proposed an alternate site up higher on the hill in the rocks , which would be less obtrusive (34 ft and surrounded by rocks and trees).I left the meeting a bit early but asked the board to please reconsider the plan for the huge tank from the perspective of us and our other nearby neighbors. I have never been approached directly by any official for this project to determine my & Wendy's views in regard to this project which would have a huge impact on our view and hence property values. I hope the project can be reviewed with a lot of thought toward actual need and impact to me and my neighbors. Thanks JFK (message resent to different address)

13PD049

From: Kate Hoffmeyer [<mailto:moorekate@yahoo.com>]
Sent: Monday, January 27, 2014 1:10 PM
To: Lacock Fletcher
Subject: Chapel Valley Water Tank

Dear Mr. Lacock,

My family lives at 4909 Copperhill Court. My husband and I are in the Air Force and my husband is currently deployed overseas as a pilot and will return home in April. We love the quiet neighborhood set up against a hill, on a dead-end street, to raise our three young sons. We currently rent the house and have been talking about buying the house because of the neighborhood. Our landlord is planning on putting the house on the market this Spring. However, we won't buy the house if the water company builds a 57 foot tall tank right next to us. If that is built, it will forever destroy the appeal and aesthetics of the neighborhood. If that happens, I doubt we would look at buying the home. If we did, we would expect a very large reduction in price to account for the unthinkable tank only yards from it.

I urge the City to deny the request by the water company to build such a monstrous structure so close to this quiet residential area in the hills.

Thank you for your time and consideration.

Sincerely,
Katherine F. Hoffmeyer
702-285-2740 (c)

13PD049

From: Terry L. Hall [<mailto:Terry.Hall@respec.com>]
Sent: Friday, January 31, 2014 10:14 AM
To: Lacock Fletcher
Subject: FW: Chapel Valley Water Tower

Mr. Lacock,

I am responding on the subject of the Chapel Valley Fire Protection Water Tower that is in the preliminary stages of acceptance. My wife (Jody Hall) and I (Terry Hall) are not opposed to the plan for additional water storage capacity for fire protection, but what we are opposed to, is the plan for a 50-60 feet tall storage vessel. In our view it would destroy the tree lined hill landscape. Our current residence is at 3306 Snowmass Court and I would not be fond of looking at a large water tower that grossly protrudes above the tree line every time I go outside of my house. There has to be a better plan that would be more appealing to everyone involved (ie., setting the tank further back on the hill, a larger diameter tank that would not be as tall, constructing a new storage tank by the existing tanks over on Chapel Lane). One more thing I would like to bring up, has there been any cost analysis done on this project?

Sincerely,
Terry L. Hall

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January 31, 2014

Fletcher Lacock, Planner II
Rapid City Community Planning
300 6th Street
Rapid City, SD 57701

Re: Copperhill Ridge Water Reservoir

Dear Mr. Lacock,

In the summer of 2012, I was working with John and Wendy Knecht as they were moving to Rapid City from Hot Springs. We found a house for sale on Copperhill Court but I heard that there would be a water tank built on the adjoining property. So I contacted one of the Board members of the Chapel Lane Water Company, Dennis Decker, to get the facts about what they would be building.

Mr. Decker told me that the water tank would be hidden and as unnoticeable as the tank(s) next to the High Place Townhouses where I have lived for more than twenty years. Mr. Decker came over and we drove over to the homes closest to the tank(s) and he pointed out how they were nearly impossible to see. I enclose a photo of what the tanks look like from the closest homes; good luck even being able to see the tank(s) in the photo.

Since then, I have learned that the reason those tanks are almost impossible to see is that one tank is completely buried, the other is mostly buried. Even the short part of the one tank that sticks above ground is further hidden by a ridge and by thick vegetation.

Based on Mr. Decker's representation, I drove the Knechts over and showed them how the tanks were barely visible from the homes and I gave the Knechts the information Mr. Decker gave me. I then specifically asked the Knechts if a tank hidden to that extent would be satisfactory for them to purchase the home on Copperhill Court. They said "yes" and they purchased the home.

When I recently learned that the Water Company now plans to build a 57 foot tall tank on the property next to John and Wendy's home, I was surprised because that is not what the Water Company told me in 2012. Thinking of property values in the neighborhood, there must be a better location so a tank can be buried like the tanks by High Place.

Sincerely,



Barbara Stoick
Broker Associate
Coldwell Banker LKH
2700 W. Main
Rapid City, SD 57702

RECEIVED

FEB 04 2014

Rapid City community Planning
& Development Services

13PD049

