



**Spruce Mountain Estates Subdivision Property Owners Association**

**20 April, 2022**

**TO: Lawrence County Planning and Zoning Commission**

**RE: Kloss Development/ Dakota Highlands**

The Spruce Mountain Estates Subdivision Property Owners Association (representing 97 lot owners) wishes to address the P&Z commission regarding the Kloss Development proposed Dakota Highlands Development recently granted preliminary approval by the P&Z commission.

It has come to our attention that an excess of 60 lots are proposed.

This brings us some concerns:

1. Road safety issues on Frontier Loop and Jackson Rd.
2. Hydrology issues of adding 60+ water wells in an area already suffering from quantity and quality.

In early 2021, Mr. Kloss approached the SMESPOA board about a possible subdivision of this property and explained to us that he was proposing 26-30 lots with a variety of 40, 20, 10, and 5 acre lots. 3 of which would be 40 acres for his immediate family and the remaining acreage would be divided between the remaining at 5 to 20 acres. At the time, the addition of this possible number of homes seemed to not heavily impact Frontier Loop or local water wells.

The SMESPOA board entered into a mutual agreement with Mr. Kloss on maintenance issues of Frontier Loop under the impression that there would be 30 or less additional lots using Frontier Loop.

However, after seeing that the possibility of 60+ additional being added to our neighborhood it raises new questions.



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Property Owners Association  
P.O. Box 166, Whitewood, SD 57793**



Road safety: Frontier Loop has 2 large hills as well as blind corners which obstruct drivers vision. The proposed roads providing ingress and egress to the Dakota Highland subdivision appear to be placed on those blind corners resulting in what we feel is a dangerous condition. Jackson Road has several blind hills/curves and 1 of those is also very narrow. The addition of 60+ homes and auto traffic only increases the risks of traffic accidents and foot and bicycle incidents.

Hydrology: Currently the homes in the immediate area of this proposal have a somewhat limited supply of water. Most water wells will not support watering of lawns or wasteful usage. At least 1 dry hole was drilled within the immediate area, 1 homeowner installed a cistern as an alternative, and 1 home has a well that required the addition of a cistern just for household use. We feel that adding an additional 60+ wells in close proximity could seriously impact our existing wells.

In summation: We request the P&Z Board to require studies by qualified engineers and consider their recommendations on both the Road Safety of Frontier Loop as well as Jackson Road, and Hydrology issues prior to final approval.

Thank You for your consideration.

SMESPOA

CC:

Lawrence County P&Z

Lawrence County Commissioners

Lawrence County Road Dept.