

Attn: Deadwood Historical Society and Planning and Zoning,

The land they're requesting to put this structure on was created by fill dirt in the last 2 years or less from the homes dug out on the eastside of Mystery Wagon Rd. I would think footings should be required for something due to the land instability and something that is as large as 10x20ft structure sitting for fear it could slide down the hill like everything else when we have heavy rains. These newly excavated and exposed areas of land made from fill dirt slide and move even with less than 2 inches of rain.

Please note: The City of Deadwood street department has to send up road graders to clean our streets from the gravel and rock runoff from the nonexistent required grading and packing around these homes by developers. This unpacked hillside around homes on both the west side of street and east side of street now runs into the streets and is very unstable to the point it's dangerous to cars and people when it happens. A landslide in one area even happened from the extreme pressure of the water flow pushing over a retaining wall. You will note that this development has MAJOR ruts between a majority of the homes that have not been properly filled or packed since built.

Please note: We also have a majority of all Utility boxes sitting half kiltered and moved from erosion and unstable land . Please note: Many homeowners have front porches and patios being propped up by 2X4s because things are moving. So allowing another structure without proper footings on unstable land is a concern as to what it will look like in 1-3 years. As all these ruts around homes are visible and an eye sore, tilted utility boxes that moved from erosion, falling porches on 2 year old homes and unmaintained newly created land with 3 foot tall weeds leads me to believe our highly taxed new development is going down hill fast. It already looks ghetto in some areas because of lack of maintenance and proper building requirements. My point being, you would think, the chances of a "shed"without footings has a very high potential of sliding/moving from thawing and heavy rains that are inevitable at any time in the near and far future in that area creating even more eyesores to look at.

For the record, my thoughts are this building needs to be revisited, this should not be acceptable in any development, as well as the requirement by our building department to allow the lack of grading or packing of land around these new homes as it is creating costs for one the city as ultimately their equipment has to cleanup after a development that was not built with integrity or done properly with inspection considerations of long term effects. In addition to all the expense to the home owners because the developers and builders were not required to properly pack the ground around the homes with the appropriate clay based rock to eliminate the erosion ultimately protecting foundation damage as well as the hillside spewing out into the roads cause car damage and cleanup expense for the city. Anything put on these unstable, unpacked land has the potential to move over time or even tomorrow with a heavy rain.

If we are letting developers just push over fill to create sellable land and then homeowners put structures on it, it should have safety of community and integrity of the neighborhood beauty in mind by not allowing structures without footings with potential to move like everything else on this street when we have rain as our streets and sidewalks are flooded with debris, rock and gravel every time it even rains a little.

I feel from watching all the runoff and property movement from erosion from regular seasonal rains that anything with a pad only should not be allowed. We must have footings especially as this "land" is only an unstable fill that has the risk of floating away and moving with time. Please note the drainage and ruts all over east side of Mystery wagon and west side in newly created area and around homes when rains. This is evidence of my concerns. I'm not thrilled with allowing these "sheds" as something that large is actually a garage and it will be used for atvs being put in without a driveway.

They need to be put up in a manner that does not distort our quality of neighborhood beauty with Matching siding and roofs if done and footings.

If they're boasting this is the hottest newest development in City limits, let's keep standards higher as Mystery Wagon Rd is less than 3 years old and already looks terrible. It looks run down and neglected. We have busted trees and overgrown weeds and ruts around homes everywhere from no final grade or packing of ground between twin homes and now thistles and weeds are over 3 foot high around homes and on all this "created land from fill rock spills into the roads every rain. These trees and cement pile run offs were never hauled out by developers and garbage was blown all over in revenue. Let's keep the integrity of Deadwoods History and Beauty in mind and hold developers and homeowners accountable to higher building standards for long term goals.

Deadwood historic society and planNing and zoning should want these new developments to maintain the natural beauty and have higher standards in home and continued neighborhood maintenance in place and keep the integrity by holding land owners/developers to higher standards creating lasting developments of over a 100 years not homes and land going down hill after only 2 years of building.

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