

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

From: Peg Beyers [mailto:teepee@sd.value.net]

Sent: Monday, February 21, 2005 6:30 PM

To: Bob Hurlbut; Ron Kroeger; Bill Waugh; Tom Murphy; Jean French; Mayor Jim Shaw; Malcom Chapman; Ray Hadley; Karen Gundersen Olson; Sam Kooiker; Tom Johnson

Subject: Highway 16

To Mayor Shaw and Rapid City Council members:

We are Bob & Peg Beyers and we own TeePee Campground on Highway 16 just across the highway from where the new WalMart wants to locate. We have listened for years with interest from the DOT on taking out our highway approach to our business and now to homeowners who live nearby about the new projects proposed.

One of the most interesting but extremely naive comments that was made was that interested people want the Highway 16 corridor to be mostly Office Commercial and also remain tourist businesses. Our business is 5 miles south of Fairmont Blvd. To say that there should be Office Commercial for 5 miles outside of Rapid City is ridiculous. There will be lots of Office Commercial by the new Catron/5th Street intersection. Just how much Office Commercial does this area need?

The statement that we should keep tourism businesses on Highway 16 is extremely naive. Most of us in the tourist industry are open 4-5 months of the year. Our property taxes are going up and up and up. We are being priced out of business. In 5-10 years, the only tourism business that will survive on Highway 16 will be Reptile Gardens. The rest of us simply cannot afford running a seasonal business and paying the increased tax assessment every year.

Another statement that was made was that "they" want to keep the beautiful approach into Rapid City and feel that a business like WalMart would harm the scenery. Have you ever driven through Mitchell on Interstate 90? Cabelas and WalMart and the other stores on that road are very well presented with neat and pleasant surroundings. It could be the same here.

We are not fans of WalMart. In the summer, they have more campers on their lot than we have in our campground. We are simply facing a harsh truth. WalMart will bring development to our area, and hopefully we can sell the campground to developers for a fair price. We had hoped to make this our retirement income, but we know that our tax assessment will continue to rise, especially after we are annexed by the city. We will not be able to make a profit running our business as a seasonal campground. Land along this road needs to be in a year-round business.

Did you drive to the mall in December? Two weeks before Christmas, it was stop and go traffic along Haines Avenue in the evening. Our area needs another shopping center. The people who live the SouthWest area of our town deserve to have a shopping area close by. WalMart will bring other stores and businesses to this area. No, WalMart is not kind to area businesses, but that is the circle of life. Businesses adapt. If you grew up in a small town like I did, you know that things change, and you must accept this change.

Yes, develop this area in a responsible way while maintaining the beauty of it, and be sure of the impact the sewer and water will have, but do not stop development that will benefit all of us.

Bob & Peg Beyers

TeePee Campground

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

From: <cw@rap.midco.net>

To: <councilgroup@rcgov.org>

Sent: Thursday, February 24, 2005 3:28 PM

Subject: Highway 16 Land Use Plan

> Dear council members. Thank you for serving our area. I wish to
> comment
> again concerning the growth in Highway 16. I yearn for a shopping
> center
> on
> S 16, and a SuperWalmart would be great. Please consider a way to
> make
> this
> possible. Small expensive shops are cute and necessary, but we
> desperately
> need a shopping center out here for proper growth of the city and
> region. Thank you
>
>
> Chuck Wendt
>

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

From: "kerry papendick" <kerry@rap.midco.net>
To: <councilgroup@rcgov.org>
Sent: Friday, February 25, 2005 7:23 AM
Subject: Hwy 16 Land Use Plan

> 2/24/05

>

> City Council of Rapid City

> Aldermen Wards 1-5

> 300 6th Street

> Rapid City, SD 57701

>

> Ladies and Gentlemen;

>

> I commend the Council on the time and consideration that has been

> given

> to the issues regarding the amendments to the Hwy 16 Land use Plan.

I

> was encouraged by the discussion and decisions made at the January
24th

> Special Work Session. I hope you continue to be cautious and
continue

> to keep the long term planning in mind. Your decisions will affect

> generations of Rapid City citizens and visiting tourists. These

> decisions, if made wisely, will continue to help Rapid City develop

> beautifully and respectful of the Black Hills.

>

> I would like to offer my opinion on the proposed changes of Hwy 16

> Land

> Use Plan.

>

> 1. Infrastructure changes: Sewage - There is no current study that

> has considered the type of residential developments and commercial

> developments proposed for this area. Currently, there are problems

> with residential sewers and sewer systems in this area. Please talk

> with the residents in Countryside and the residents in the Terracita

> area before approving any other systems for other large developments.

> Too much sewage in too little space! Will the City again need to

come

> up with a "solution" when the developers don't have enough foresight
or

> money to deal with a responsible sewer plan?

> Traffic - Again, where is the study that supports these changes and

> when was the study implemented? How can a permanent decision be made

> without the proper information and facts presented? The DOT has been

> wrong before and should take the time to do a study of the type of

> traffic these developments, residential and commercial, generate.

Who

> will be held accountable financially when their mistakes need to be

> fixed?

> Solutions: If a consultant needs to be hired to complete a study,

> please hire one.

>

> : Keep the residential zoning to Park Forest or at

> least 2 du/acre.

>

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> 2. Commercial Zoning: I applaud the discussion on the use of
> Neighborhood/Office Commercial Zoning for any area not currently
> zoned
> General Commercial. This will allow growth but preserve the beauty
> of
> the area by allowing more greenways and views of the Black Hills and
> Badlands. These types of businesses would not bring large volumes of
> traffic 24/7 or the neon light effects. Also, we all know that if
> General Commercial is allowed, and large retail businesses are built,
> that it is all that is created because of the development that will
> be
> the demise of the area.
>
> If "big box" retail stores are allowed on the Corridor it will also
> have a deadly effect on our downtown district - which I feel Rapid
> City has become very proud of! The downtown area has a warm,
> welcoming feel to it and this could be continued throughout the Hwy
> 16
> Corridor with proper zoning.
>
> Please vote for Neighborhood/Office Commercial Zoning along the Hwy
> 16
> Corridor.
>
>
>
> Respectfully Submitted,
>
> Kerry Papendick
> cell: 605-390-7585
>

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

From: [Mollie O. Krafka](mailto:Mollie.O.Krafka)

To: CouncilGroup@rcgov.org

Sent: Friday, February 25, 2005 10:52 AM

Subject: Proposed Highway 16 corridor development

To whomever it may concern,

I will not be able to attend the council meeting Feb. 28. You will not have to hear one more argument about the Highway 16 corridor, so please take the time to read this and consider my comments.

- 1) The Hard Ranch land adjacent to where we live is now zoned at a density of 1 house/3.8 acres. Pennington County and the Hart Ranch agreed to that in 1983, after neighbors and I objected to 1 house/1acre. With that zoning in mind, decisions were made and houses were built, etc., and now there are seven neighbors around their property.

We now find out that what we understood was an agreement between Hart Ranch, Pennington County, and the citizens can be negated by the simple act of annexation. This does not instill confidence in local government.

- 2) A great deal of time, effort, and money have been spent on the Highway 16 corridor, but no actual study has been done. After over 6 months of wrangling, we find out that current sewer and water capacity may or may not accommodate Hyland Park development as planned. If our group had not objected, houses would already have been built.

We are not against development—if proposed development density is 1 house/3-4 acres as currently zoned. We would not object in that case.

We also will not object if a true study looks at:

- 1) Rapid City's needs
- 2) The city's ability to provide services
- 3) Future parks, schools, traffic, etc.

We would ask that the study:

- 1) Not use the pending development as a determining factor
- 2) Be performed by an independent consultant

We feel so strongly about this, that we would help pay for such a study. Thank you for your time and consideration in this very important matter.

Sincerely,
Tom and Mollie O. Krafka

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

From: [George Twitero](#)

To: councilgroup@rcgov.org

Sent: Saturday, February 26, 2005 10:36 AM

Subject: Highway 16 Land Use Plan

We have only been able to attend a couple of the meetings held on this topic, but that does not mean that we are not interested in the outcome of the planning. We would like to support the concept of careful growth and development of the Highway 16 corridor. We have two concerns to highlight.

Of particular interest to us is to request that the zoning of the property immediately adjacent to the highway be that of Neighborhood/Office Commercial. General Commercial leaves too much option for the kind of development that the corridor doesn't deserve in either looks or the load of truck traffic. Having a high volume access to General Commercial property right at the top of the hill from the Reptile Gardens is asking for accidents. Let's take the concept of Gateway to the Hills seriously.

We would especially encourage incremental development of the infrastructure with LOTS of planning. We like the concentric circle concept of growth with each widening area being closely attached to the previous area to allow for measured development of especially water and sewer. We were personally hit with a lack of this kind of planning when we went to bring city water onto our property and would like to see it done better for other land owners.

Thank you for your consideration.

George and Shari West Twitero
4480 S. Hwy 16
Rapid City, SD 57701-9231

04CA032

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

From: "Casey Peterson" <casey@caseypeterson.com>

To: <councilgroup@rcgov.org>

Cc: <info@harneypeak.com>

Sent: Sunday, February 27, 2005 1:47 PM

Subject: SMART GROWTH PRINCIPLES FOR ALL AREAS!!! Highway 16 and SE Connector land Use

Dear City Council Persons:

Below are comments from David Lamb on the SE Connector Land Use Plan. It is ironic that his comments ring so similar to the comments we have made regarding the S Highway 16 Land Use Plan. We have not shared any information previous to this.

I reiterate my own comments that we have an opportunity to make the key corridors in and out of Rapid City something to be proud of. Dave's succinct comments are that "We can make it unattractive to the traveling public in direct proportion to how much we want them to hurry on though Rapid City and never come back. The consistent comment at meetings has been that Rapid City cannot afford any low-quality visual development along its key gateway arterials."

I think that a plan that takes into account the smart growth principles (mixed land uses, take advantage of existing community assets, create a variety of housing choices, promote distinctive and attractive communities, preserve open spaces-natural beauty-critical environments, preserve greenways and corridors, encourage growth in existing communities, make development predictable-fair-cost effective, and encourage citizen-stakeholder input)will ultimately answer all of the desires of the community in a manner that will increase values and community spirit. Please put these principles in place. Adequate studies will make the development of Rapid City more efficient and more valuable. There are sewer and water studies that have not been updated in years! The City of Rapid City does not have a comprehensive master plan. With all the sewer, water and traffic issues arising suddenly around the community, it would seem one would be quite appropriate.

Please keep in mind these principles as you consider the S-Highway 16 Land Use Plan. Densities of housing should be blended, not stark contrasts that impact values. The 120 acres proposed for 2.5 du/acre would look much better next to 10 acre homesites with 2.0 du/acre if the outside lots were in the 1 du/acre density. See the attached layouts. One is their concept, the second my concept, with larger lots to the outside. This is a reduction to 2.0 du/acre. Notice how much less stark it appears and that it gives more room for another park for the community.

Commercial developments should also be compatible and not have a major impact on such a beautiful area. There exists a major shopping retail development area on 5th and Catron. Why create another one within 1.5 miles?

I wholeheartedly support the concept of designating Highway 16 as a Scenic By-Way. Lower building heights, no power-lines, noise reduction, less density, all would be things that would attract people to Rapid

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City, the Gateway to the Black Hills. The application for designation says in part the following are key issues in a Scenic Byway... "line of sight, grade conditions, location of billboards, and urban congestion points." Keep in mind what the Grand Tetons look like from the highway approaching Jackson Hole!

Thank you for your consideration and hard work for the Community of Rapid City.

Casey C. Peterson, CPA, AEP
President
Casey Peterson & Associates, Ltd.
CPA's and Financial Advisors
505 Kansas City Street
Rapid City, SD 57701

CP Financial Services, LLC
Dakota Capital Solutions, LLC

Telephone 605-348-1930

www.caseypeterson.com

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

From: "David S. Lamb" <info@harneypeak.com>

Sent: Saturday, February 26, 2005 2:05 PM

Subject: Future Land Use Plan Comment Deadline- March 4, 2005 also Vision 2012

> TWO IMPORTANT DEADLINES: MARCH 4, 2004 OR BEFORE.

>

>

> Dear Group Members, Landowners and Supporters,

> The Southeast Connector Future Land Use Plan Comment Deadline is March 4,

> 2005. This means we all have just about a week to work together on > corrections to the plan deficiencies or we will accept it by default.

>

> The comment sheets are on the back of the open house handout. You can get

> copies of this at City Hall. Request extras and try to get them into the

> hands of responsible and informed commenter. We should coordinate some

> consistent themes. The plan includes the proposed Heartland Utility Sewer

> Trunk collector but it is not officially approved.

>

> This need has to be expressed: No sewer trunk, no quality expansion.

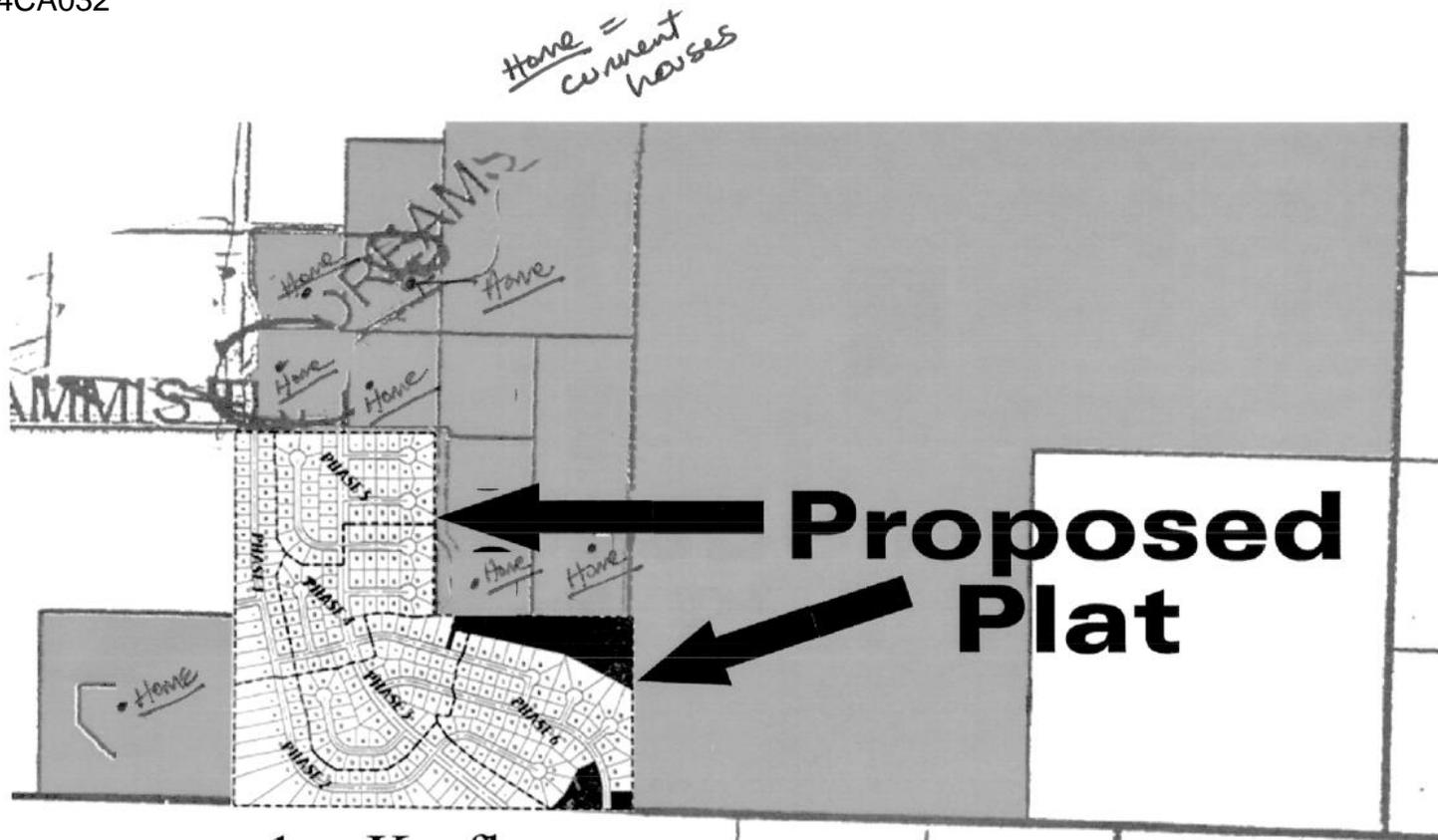
> Secondly, Ferber Engineering, at a loss for what else to do, has

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placed a
> lot of light industrial and "business park" around the Basin Intertie
> Station. The concept is apparently that people would like their
offices
to
> have a possible noise pollution source next door.
>
> This area is key view way overlooking the Black Hills near the new
Mount
> Rushmore Connector. This route is now mostly pristine with western
vistas.
> We can make it unattractive to the traveling public in direct
proportion
to
> how much we want them to hurry on though Rapid City and never come
back.
>
> Commercial usage along the Expressway is an obvious choice, as long
as
it
> has the quality to reflect the "Gateway to the Black Hills" location
of
> this key Black Hills intersection/gateway area.. Spread over toward
the
> golf course and tourist usages that will naturally develop, they
become a
> community death sentence.
>
> I suggest we exchange ideas about appropriate comments and make sure
that
> they are identified as representing the bulk of the land owners. The
> consistent comment at meetings has been that Rapid City cannot afford
any
> low-quality visual development along its key gateway arterials. We
will
be
> in Rapid City until about the comment deadline and returning in
April.
>
> I believe that we should, as soon as feasible, request a "landowner
meeting"
> with Rapid City for the Heartland Expressway Expansion Area
Landowners
> Group. We should try to become a specific resource for progress on
this
> plan.
>
> We should also, several people have suggested, for both this plan and
also
> for a last comment to Vision 2021, submit a document that
specifically
> points out the benefits of the sewer extension and also the benefits
in
> Rapid Valley. This should also show as forcefully as possible how
future
> and looming problems within the whole sewer system will be prevented
and

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> eliminated. This also has a March 4, 2005 or sooner deadline: The
Vision
> 2012 recommendations are actually submitted on that date.
>
> Eliminating overloads on the current central system and feeders from
the
> south and also, most importantly, the Highway 44 feeder trunk system
is a
> key component of the need for this system. Engineers? Information
sources?
> Let us exchange ideas.
> Sincerely,
> David S. Lamb
> Harney Peak Group
> 605 393-0093
>
>



- 1 = Krafka
- 2 = Liberty Baptist
- 3 = Peterson
- 4 = Paschke
- 5 = Papendick
- 6 = Giardino
- 7 = Mestad
- 8 = Johnson

LOT DIMENSION VARIANCE EXHIBIT

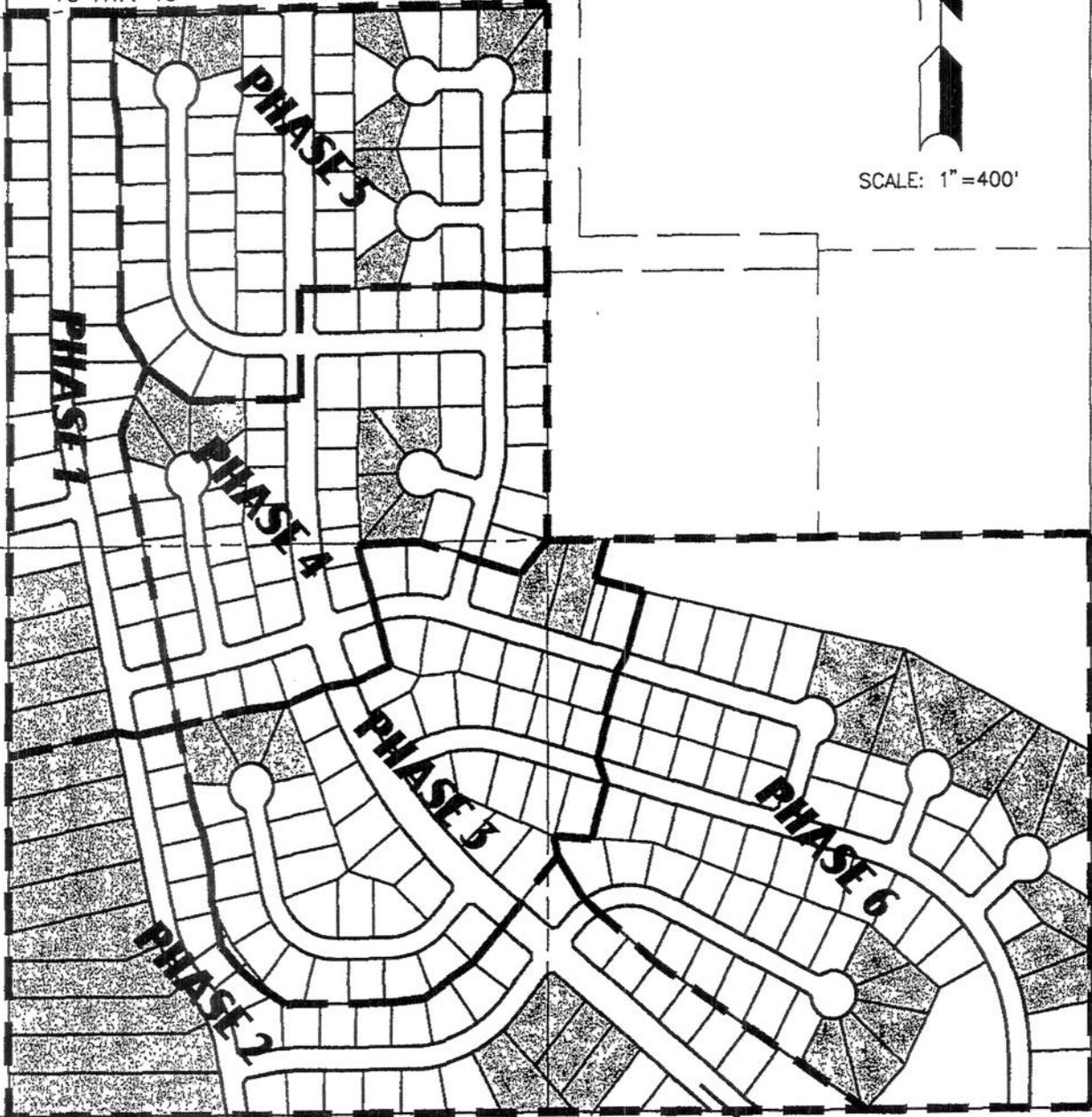
04CA032

PRIMARY ACCESS VIA SAMMIS TRAIL
TRAIL CONSTRUCTED WITH
PHASE 1

← TO HWY 16 SAMMIS TRAIL



SCALE: 1" = 400'



SECONDARY ACCESS VIA HART RANCH ROAD CONSTRUCTED AT THE END OF PHASE 2

HYLAND PARK SUBDIVISION

JOB NO: 04-0008

REV 1:

DATE: 06/25/2004

REV 2:

DRAWN BY: RDC

REV 3:



D.D.I.
DREAM DESIGN INTERNATIONAL, INC.
PROFESSIONAL STRUCTURAL & CIVIL ENGINEERING CONSULTANTS
528 KANSAS CITY ST., SUITE 4, RAPID CITY, SD 57701
PH. 605-348-0538 FAX. 605-348-0645 E-MAIL: engineers@dreamdesigninc.com

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LOT DIMENSION VARIANCE EXHIBIT

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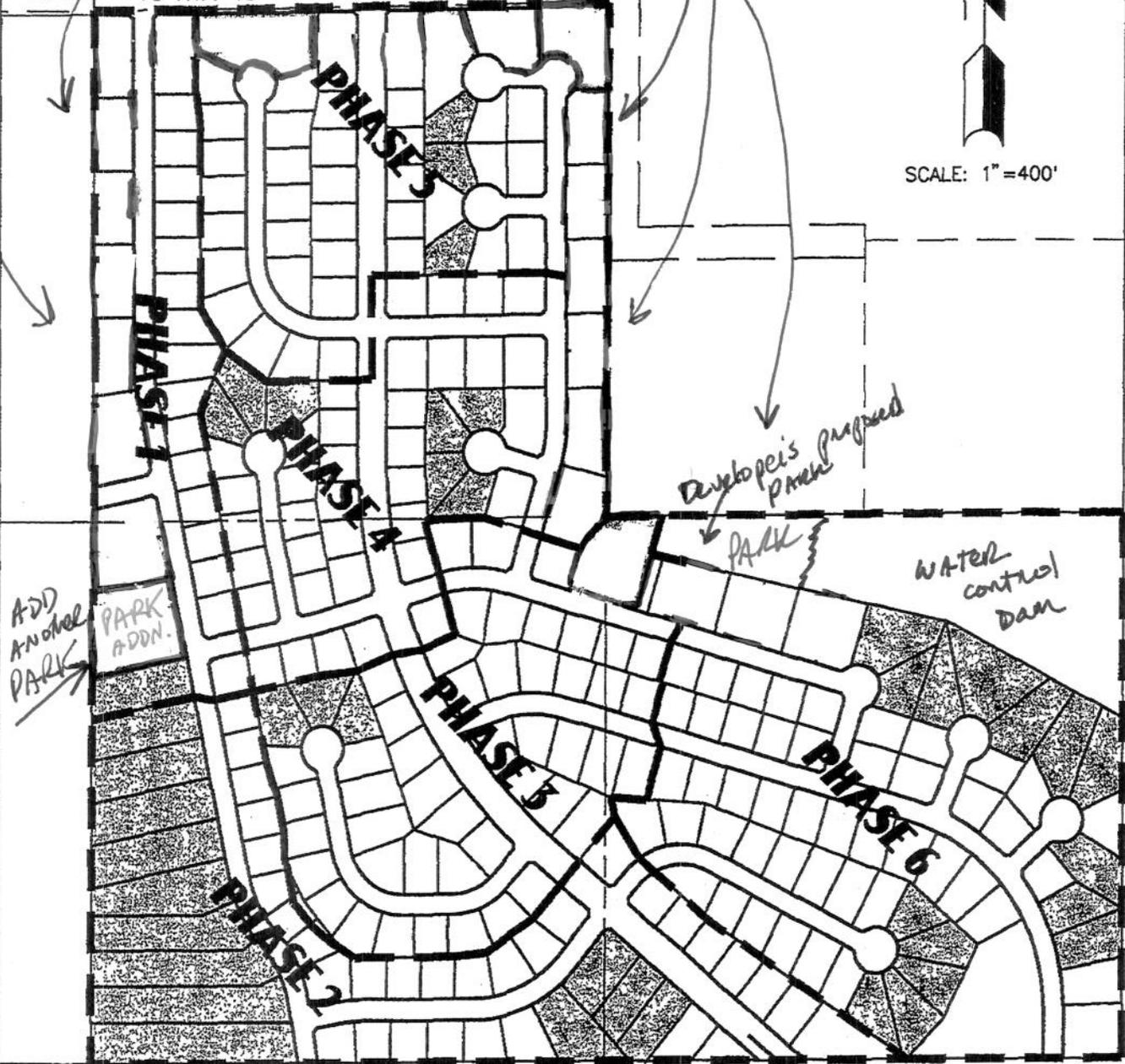
PRIMARY ACCESS VIA SAMMIS TRAIL
TRAIL CONSTRUCTED WITH
PHASE 1

TO HWY 16 SAMMIS TRAIL

*Larger
lot
buffer
1 dis/acre
~*



SCALE: 1" = 400'



SECONDARY ACCESS VIA HART RANCH ROAD CONSTRUCTED AT THE END OF PHASE 2

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HYLAND PARK SUBDIVISION

JOB NO: 04-0008
DATE: 06/25/2004
DRAWN BY: RDC

REV 1:
REV 2:
REV 3:



D.D.I.
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04CA032

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

From: NT Whitehead [mailto:NTWhitehead@msn.com]

Sent: Monday, February 28, 2005 9:15 AM

To: councilgroup@rcgov.org

Subject: Highway 16 land use plan

Dear Council Members:

As I will not be able to attend the meeting tonight, I would like to share my opinion with the council.

My family is **very much in favor** of the Wal-Mart and the development of Highway 16. We have been without close access to anything. Everything is being built north. It will be most convenient for us as well as all of the people who live south of here. There is a big market that you are losing by not having something this direction. This is especially true if the BH Forest Service is going to be building there.

We lived in OK before moving to SD. We had a Wal-Mart one mile from our house. It was a wonderful convenience and did not cause traffic congestion or extra noise.

I have heard nothing but favorable comments, from both in town and out of town residents, about the future expansion. Some of the comments have been, " I hate to have to drive clear across town. It will be so nice to be able to stop on the way home." There are a lot more people in favor of this expansion than there are against. If Red Rock can have City sewer and water, I believe that the same can be provided for the Highway 16 area.

Please do not let a few, who want privacy, take away the benefit for the many.

Thank you for your consideration.

LoRayne Whitehead
8542 Dunsmore Rd

04CA032

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

From: Mike Gould [mailto:mike@mlgould.com]
Sent: Monday, February 28, 2005 11:40 AM
To: councilgroup@rcgov.org
Cc: Vicki Fisher; Marcia Elkins; Mayor Jim Shaw
Subject: Highway 16 Land Use Plan

Dear City Aldermen,

I want to comment on the South Highway 16 Land Use plan as I will be unable to attend the public meeting at 5:15 this evening.

As you consider the future of this beautiful, scenic route to the Black Hills please preserve the view. Tourist have been coming here for over 100 years. They come from all over the country to see something they can't find at home, something that we locals may take for granted from time to time and need reminding of, something that is incredibly unique and inspiring, something sacred. They come to see the beautiful Black Hills.

Today as one drives up the hill south of Rapid City you are presented with phenomenal vistas. On your left you have the panorama of the prairie to the east, the Badlands, Thompson's Butte and the sweeping range of the Black hills in front of you and to your right. As soon as you hit the high meadow you can see for miles in all directions. You are transported to a perspective of fantastic natural beauty with sightlines that are just magnificent. I remember the first time when I was a tourist to this place over 30 years ago. We drove south of town on Highway 16 enroute to Mount Rushmore. I was enchanted with this area. I moved here as soon as I was able.

I would like to see Highway 16 designated as a Scenic By-Way. We need to be very careful in our vision for this area and keep it unspoiled for future generations to enjoy. Certainly development will occur but lets go at it the smart way. This is not the place to locate "land devouring, windowless hulks of dead architecture" as the box stores have been called. Lets have a long range plan that incorporates green belts, one story construction, noise reduction, proper lighting that doesn't pollute the night sky, restrictions on more antennas and power lines. Let us try to leave this scenic drive as much the way we first saw it as is reasonably possible.

Thank you for your service to this community and your consideration of my opinion.

All the best,

Mike

Michael L. Gould
1850 Skyline Ranch Road
Rapid City, SD 57701
Tel: 605 341 1221
Cell: 605 390 8888
email: mike@mlgould.com
Fax: 605 341 2048

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

From: Doctorman1@aol.com [mailto:Doctorman1@aol.com]

Sent: Monday, February 28, 2005 3:03 PM

To: councilgroup@rcgov.org; mike@mlgould.com

Subject: Hgw 16 Land Use Plan

Dear City Alderman:

Recent essays in the Rapid City Journal have cogently explained that we in Rapid City cannot count on significant economic expansion by attracting corporate America to our doorstep. There are too many obstacles to enumerate here but are well illustrated in these articles.

Any significant growth will depend on taking advantage of what we already have or the development of that which is an inherent part of our locale. As an example, the "Underground Laboratory" has the potential to figure into a totally new intellectual and academic environment that could be exploited by our universities as well as our cultural interests.

However, it certainly should be apparent to everyone living here or who have visited here that our most fundamental resource is "**visual.**" Without the beauty of the Black Hills, Rapid City would have had little to attract many of us from different areas of the country who came here with a wide variety of skills and talents. Our immediate attraction was a visual one.

This inherent asset of Rapid City should be cherished and protected from any intrusion whatsoever. If there is even the slightest doubt of a potential compromise to this, our greatest strength, it should be abandoned.

From the moment one arrives on the Highway 16 plateau above Rapid City, the Hills are the **focus**. They must remain the **focus** forever. They make our city different from others. Development can occur and Sodak showed us how it can be achieved. But to mar our landscape with a crowded market place where daily, thousands will throng without even the slightest consideration of the Hills, will be an insult to our most precious asset and it will be gone forever.

There are more than sufficient alternative sites to the south of Rapid City that could accommodate another giant retailer, as if we need another. But for heaven's sake, "don't look a gift horse in the mouth." Rather do the opposite and someday see if we can make the pathway to the Hills more attractive by redesigning 8th St. into a divided street with an attractive median.

Please protect our future and remember that our future is still based on a "visual" attraction not a corporate one.

Respectfully,
J.D. Sabow, MD

04CA032

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

From: cmbrich@juno.com [<mailto:cmbrich@juno.com>]

Sent: Monday, February 28, 2005 4:27 PM

To: councilgroup@rcgov.org

Subject: Highway 16 Land Use Plan

Good Afternoon,

Please, "Just Say No" to Walmart on Highway 16. The infrastructure and traffic concerns are definitely of concern but I feel the most important issue is the beauty of the area for living and driving into the beautiful Black Hills. Walmart would be 24 hours, 7 days a week; the light pollution they would cause would be an additional blight to the traffic and sewer/water issues.

Thank you for listening.

Carolyn Brich

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

From: Charlene Olson [mailto:ca_olson@hotmail.com]
Sent: Monday, February 28, 2005 6:01 PM
To: councilgroup@rcgov.org
Subject: Highway 16 Land Use Plan

I ask the zoning to be changed to Neighborhood/Office Commercial. A Walmart on Highway 16 near Moon Meadows would cause a traffic hazard do to the hill to the south of the proposed site. The corner combined with the hill makes it difficult to see and judge on-coming traffic speed and distance. This would cause major accidents. The increase in overall traffic would make the area unpleasant at best and horrible at the worst, for both locals and visitors alike.

The big Walmart sign would be a blight on the view of the prairie for a large section of the black hills. Highway 16 to Mount Rushmore should be a scenic route to and from Rapid City, a Walmart is not scenic. It would be a poor reflection of Rapid City to allow a Super Center to be built there. A green belt along 16 would be so much better than an alley way of stores.

Thank you for your time
Charlene Porter
3348 Pine Wood Dr.
Rapid City SD 57702