

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

From: [Patti Martinson](#)

To: doug.andrews@rcgov.org ; gary.brown@rcgov.org ; mike.lemay@rcgov.org ;
thomas.hennies@rcgov.org ; dennis.landguth@rcgov.org ; mel.prairiechicken@rcgov.org ;
pete.anderson@rcgov.org ; ida.fastwolf@rcgov.org ; john.brewer@rcgov.org

Cc: tom.johnson@rcgov.org ; sam.kooiker@rcgov.org ; karen.olson@rcgov.org ;
mike.schumacher@rcgov.org ; bill.okrepie@rcgov.org

Sent: Monday, January 09, 2006 10:39 PM

Subject: Wal-Mart

I am writing in regards to the proposed second super Wal-Mart center in Rapid City.

I very much hope that the recent approval in the change in zoning will be appealed.

When Wal-Mart opened it's first Super Center in Rapid City, I, like many others was excited. I went to Wal-Mart quite often to take advantage of the low prices there.

As time went on, I learned more about Wal-Mart and it's practices and grew more discontented. I no longer shop there because I do not like the advantages Wal-Mart gets to the detriment of it's employees and to the economic health of the community. I have yet to learn of Wal-Mart actually improving the community in which there is a store.

I have found I can easily live without going to the existing Wal-Mart and can easily live without a second Wal-Mart. Instead of focusing my shopping at Wal-Mart, I now support several other local businesses.

We must live with the Wal-Mart we have now and I see zero advantages to the people and community with a second Wal-Mart.

Thank You

Patti Martinson

January 11, 2006

Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

To Whom It May Concern:

This is a formal appeal to the action taken by the Rapid City Planning Commission on January 5, 2006 regarding agenda items number 39, 40, 41, and 42. Respectively these items were numbered No. 05PL129, No. 05SV078, 05RZ047, 05PD077. I respectfully submit my request for appeal to the Rapid City Council regarding the approval of these four agenda items by the Planning Commission.

Planting a large retail operation in this location is wrong for many reasons. Please accept this formal appeal to be forwarded to the Rapid City Council.

Sincerely,



Mike Mueller
Rapid City, SD

RECEIVED

JAN 11 2006

Rapid City Growth
Management Department

Doug Andrews, Chair
Rapid City Planning Commission
Marcia Elkins, Director, Growth Management
300 6th Street
Rapid City, So. Dak. 57701

Dear Mr. Andrews,

I am writing this letter asking that you will repeal the decision that you made last Thursday morning allowing the Wal Mart Proposal to be advanced to the city council. I am strongly opposed to putting a huge big box out in the corridor to our beautiful Black Hills.

We were allowed to see some power point pictures last Thursday morning. The pictures that were shown only enhanced my sense of outrage that the surrounding homes, ranches and grasslands would overlook a huge building and a lot of concrete. Surely these families that bought these many acres never imagined that their beautiful land would some day be over-shadowed by thousands of people, cars and pollution of all types. There is nothing beautiful about a box or concrete.


I am suggesting that you deny the land purchase to Wal Mart and instead urge the city council to develop a smart growth plan. Cities around the United States, not wanting huge businesses and corporations to surround their cities are developing plans such as these. In so doing, they retain the power to plan the city from the inside out rather than from the outside in. It also allows time for more input from local individuals and businesses concerning the types of building that will occupy our corridor to the scenic Black Hills.

All over America, small shops and businesses have been forced to close due to the huge Wal Mart Corporation. I believe it is essential to keep Rapid City as a city with more small specialty shops and fewer cut-rate mega businesses. Tourists rarely choose the Black Hills as their destination because there are two super Wal-Marts and one Super Sam's Club. They choose our area because of the beauty of the hills, the wide variety of small towns, smart tourist attractions, lakes, monuments and camping and hiking opportunities. A Super Wal-Mart does not fit this description.

Please reconsider your decision and instead urge the city to develop a smart growth plan. This will allow thousands of us to continue to live the life we love in our precious and beautiful foothills of the Black Hills.

Thank you for your consideration.

Sincerely,



Rev. Lin Jennewein

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JAN 11 2006

**Rapid City Growth
Management Department**

Growth Management Department
Rapid City Council

I would like to appeal the action taken by the Rapid City Planning Commission on January 05, 2006 approving item number 42. This is No. 05PD077 – Section 35, T1N, R7E.

Mike Howe 1-10-06

Mike Howe
922 E. St. Patrick St.
Rapid City, SD 57701
Phone # 431-1106

RECEIVED

JAN 11 2006

**Rapid City Growth
Management Department**

Laurette M. Pourier

4500 Reservoir Road

Rapid City, SD 57703

Tele: 605.393.9563 Email: lpourier@aol.com

January 10, 2006

Marcia Elkins, Director
Growth Management
300 Sixth Street
Rapid City, SD 57701

Dear Director Elkins:

I am submitting my **appeal** of the decision of the City Planning Commission on January 5th of item #42 and regarding development along hwy 16 and the Wal-Mart Super Center.

I attended the meeting on January 5th and I am concerned that the planning commission went forth with this decision in the face of so many concerns voiced by citizens and residents. All of the concerns voiced were valid and causes me to wonder if each member of the commission did in-depth research regarding the values and the impact of Wal-Mart company in countless cities across the nation. My particular interest, as a Lakota person, is that the Black Hills are sacred to over 62 tribes and that commercialization is encroaching further and further into the heart of the hills. Most of the small businesses are at least somewhat tasteful to view, but a monstrosity like Wal-Mart will be outrageous!

I urge the commission to consider a "smart growth plan" and I urge you also to give thoughtful consideration to the concerns of the people.....before any further action toward commercial development on hwy 16.

Thank you for your consideration ~



Laurette Pourier
Co-Chairperson
Society for the Advancement of Native Interests Today

Cc: Mayor Shaw and City Council Members
Rapid City Planning Commission

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JAN 11 2006

**Rapid City Growth
Management Department**

January 10, 2006

Growth Management Staff
Marcia Elkins-Director
City of Rapid City South Dakota

To Marcia,

In regards to the Planning Commission's January 5, 2006 meeting I would choose to personally protest and appeal Item 42 on the agenda. It in no way fits any "Smart Growth" vision and would not be "Smart" for Rapid City!

Sincerely,

 Rick Livesey

Rick Livesey
922 E.St.Patrick
Rapid City SD 57701
605-381-2843

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JAN 11 2006

Rapid City Growth
Management Department

TKA ASSOCIATES INTERNATIONAL



"HAVE PEN - WILL TRAVEL"

January 9, 2006

Doug Andrews, Chair
Rapid City Planning Commission
Marcia Elkins, Director
Growth Management
300 Sixth St.
Rapid City, SD 57701

Dear Chairman Andrews and Director Elkins:

I attended the Planning Commission meeting last Thursday, January 5th. I am very concerned about the Commission's action to recommend to the City Council the approval for big box development on the Highway 16 corridor in the pristine Black Hills.

I was born and raised in western South Dakota and have been a resident of Rapid City since attending SDSM&T more than 40 years ago. I have owned homes in Rapid City since 1977 and have continuously resided here for the past 17 years.

I was fortunate to be selected as South Dakota's first Peace Corps Volunteer and served in Tanganyika. My major assignment there and my first analytical study ever published was the *Long Range Transportation Planning for Eastern Region*. This area is about the same size as the Black Hills. More than 30 years ago while a senior officer at the Phelps Stokes Fund, I assisted Dr. Satish Parek in developing and publishing his *Long Range Planning Model*. The Phelps Stokes Fund subsequently used this publication to assist more than 50 colleges and universities in strategic planning. I have directly assisted a number of these colleges, especially the tribal colleges, in writing their long range plans. Thus, I believe I have some expertise in strategic planning.

I am very concerned that the proposed big box development well south of town is "hopscotch" development that has contributed to urban sprawl throughout the United States in the past 30 years. One would think that we would begin to learn from our mistakes. What Rapid City needs is a "smart growth plan." Such a plan grows the city from the inside out in a gradual, rational pattern. The urban sprawl development proposed by the big box is likely to contribute to the closing of many of our small retail stores, especially those in the downtown area.

RECEIVED

JAN 11 2006

**Rapid City Growth
Management Department**

821 Upper Pines Drive
Rapid City, SD 57701

Phone & Fax (605) 718-0545
Cellular (605) 391-7588
E-mail: tkatus@rushmore.com

Therefore, under the appeal regulations of the Commission, I am appealing this decision in hopes that the Commission and Growth Management department will adopt a smart growth plan for the benefit of all our citizens, our small businesses and our collective quality of life, which so many of us cherish. By accepting this appeal and revisiting the plan, you will truly be representing the majority of the people, not just greedy outside big box operators.

Thank you for your consideration. I look forward to your acceptance of this appeal and beginning of a dialogue on smart growth planning.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Tom Katus", with a stylized flourish at the end.

Tom Katus, President, TKAI

cc: Mayor Shaw and City Council Members
Rapid City Planning Commission Members

RECEIVED

JAN 11 2006

Rapid City Growth
Management Department

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

From: "teri powell" <teriveon@yahoo.com>

To: <councilgroup@rcgov.org>

Sent: Thursday, January 12, 2006 7:54 PM

Subject: Re: WalMart

> Dear City Council Members and Mayor:

>

> I previously sent you a letter with an attachment that

> most likely you were unable to open. I am now

> inserting in this email my letter which I have sent to

> the RCJ, and I sincerely appreciate your taking the

> time to thoughtfully review this matter.

>

> Letter to the Editor

>

> January 7, 2006

>

> A WalMart where?

>

> Stream of the unconscionable:

>

> Blight on the beauty of the Black Hills "corridor",

> big box industries, megastores, restaurants, gas

> stations, undercutting of local and Hills small

> businesses, cheap foreign products, disruption of

> nearby land and loss of value by homeowners, further

> breaking of U.S. Treaties, light pollution, asphalt,

> new roadways and signage, traffic congestion, as well

> as bringing many hidden costs not yet revealed to the Citizens and

> taxpayers of Rapid City, all the while lining the pockets of a few.

>

>

> Whew..

>

> I can only hope that those who have a vote on this

> issue, still feel a connectedness to this beloved land

> and will preserve the integrity of the Black Hills for

> all generations.

>

> Vote Whoa!

>

> Teri Veon Powell

>

> 3523 Reder St.

> Rapid City, SD 57702 teriveon@yahoo.com

>

>

> Teri Veon Powell

> <http://jammyhats.com/>

05PL129, 05SV078, 05RZ047, 05PD077

From: Casey Peterson [<mailto:casey@caseypeterson.com>]
Sent: Monday, January 16, 2006 3:55 PM
To: planninginfo@rcgov.org
Subject: ATTENTION MARSHA-VICKI

Dear Marsha:

Attached is a petition from the Moon Meadows Road area residents. I have been asked to forward this to you as the interested parties cannot be at the meeting tonight. There is some confusion on the fact that there is a City Council meeting on Martin Luther King Holiday. Some parties have taken long weekend vacations or are out of town as they were assuming the City of Rapid City would observe this holiday.

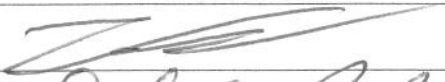
Thank you.

Casey Peterson

We, the undersigned residents of the Moon Meadows Road area, ask the City of Rapid City to delay the Hwy 16 Wal-Mart application until the HDR Traffic Study includes the impact on the safety of Moon Meadows residents; and include as an application condition that Wal-Mart pay the costs for bringing the entire Moon Meadows Road to a safer level of service. We do not want to be obligated to pay the costs of upgrading a curvy, narrow road to accommodate the traffic coming to Wal-Mart from the West.

	NAME (PLEASE PRINT)	ADDRESS (PLEASE PRINT)	SIGNATURE	DATE
1	Loren Legge	3167 Moon Meadows R. City S.D.	Loren L. Legge	1-12-06
2	Susan R. Karlen	8133 N. Star Rd. RC SD	Susan R. Karlen	1-12-06
3	Tom Karlen	8133 N. Star Rd. RC SD	Tom Karlen	1-13-06
4	Larry Duffield	8453 N. Star Rd RC SD	Larry Duffield	1-13-06
5	Dave Chidow	8376 N. Star Rd RC SD	Dave Chidow	1-13-06
6	Denise Hammerquist	8376 North Star Rd. RC SD	Denise Hammerquist	1-13-06
7	Linda PARRIS	3132 Moon Meadows	Linda Parris	1-13-06
8	Dorothy A. Johnson	7901 Moon Meadows	Dorothy A. Johnson	1-14-06
9	Mark C. Woodhull	7932 Moon Meadows Dr	Mark Woodhull	1-14-06
10	DENNIS M. ARP	8351 MOON MEADOWS RC SD 57702	Dennis M. Arp	1-14-06
11	Debbie J. Arp	3351 Moon Meadows RC SD 57702	Debbie J. Arp	1/14/06
12	Greg Biegler	3415 moon meadows RC SD 57702	Greg Biegler	1/14/06
13	SM. he comple	4027 Moon Meadows Dr. RC SD 57702	Michelle he Comple	1/14/06
14	Joann H. Boffang	1449 Moon Meadows Dr	Joann H. Boffang	1-14-06
15	STEVE MORGAN	7735 KITT PEAK RD	Steve Morgan	1/14/06
16	Ethel G. Jaeger	3865 Moon Meadows Dr	Ethel G. Jaeger	1/14/06
17	John E. Jaeger	3865 Moon Meadows Dr.	John Jaeger	1/14/06
18	Sharon Doll	3672 moon meadows Dr	Sharon Doll	1/14/06
19	Michael P. Seel	3672 moon meadows Dr	Michael P. Seel	1/14/06
20	James F. Hebler	7955 Mt. Royal Ln.	James F. Hebler	1-14-06

We, the undersigned residents of the Moon Meadows Road area, ask the City of Rapid City to delay the Hwy 16 Wal-Mart application until the HDR Traffic Study includes the impact on the safety of Moon Meadows residents; and include as an application condition that Wal-Mart pay the costs for bringing the entire Moon Meadows Road to a safer level of service. We do not want to be obligated to pay the costs of upgrading a curvy, narrow road to accommodate the traffic coming to Wal-Mart from the West.

	NAME (PLEASE PRINT)	ADDRESS (PLEASE PRINT)	SIGNATURE	DATE
1	Will Wasserburger	3290 Moon Meadows Rd		01/15/06
2	Don & Paula	3521 Moon Meadows Rd	Don & Paula	1/15/06
3	Judy MARTINUS	3685 Moon Meadows Dr.	Judy Martinus	1-15-06
4	Leonette Bjergstad	3664 Moon Meadows Dr.	Leonette Bjergstad	1-15-06
5	Robert Benke	3655 MOON MEADOWS DR.	Robert Benke	1-16-06
6	Kathleen E. Baumann	3655 Moon Meadows Dr.	Kathleen E. Baumann	1-16-06
7	Tina Chauer	3625 Moon Meadows Dr. RC	Tina Chauer	1-16-06
8	Allan Chauer	3625 Moon Meadows Dr. RC	Allan Chauer	1-16-06
9	Jeff Beardt	3613 Moon Meadows Dr.	Jeff Beardt	1-16-06
10	Sharon Beardt	3613 Moon Meadows Dr.	Sharon Beardt	1-16-06
11	Webb Legge	3167 Moon Meadows Dr.	Webb Legge	1-16-06
12				
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17				
18				
19				
20				

05PL129, 05SV078, 05RZ047, 05PD077

From: "Zieske, Scott" <SZieske@rcrh.org>
To: <councilgroup@rcgov.org>
Sent: Friday, January 13, 2006 1:42 PM
Subject: Sustained growth is good for Rapid City

Good afternoon:

Thank you in advance for a moment of your valuable time. I am writing to support continued reasonable and sustained growth in our community.

Specifically, as a resident and proponent of southwest Rapid City, I again urge your support of the Walmart/Highway 16 proposal and thank you for your considerable efforts thus far. We need such retail and service-oriented business in our part of town.

I do, however, remain concerned about the "anti-growth" contingent in our community and their desire to deny lawful and needed progress. While, of course, everyone is entitled to their own opinions, obstruction of economic growth is both counterproductive and self-defeating.

I sincerely hope you will continue to say "yes" to new ideas, new jobs and especially, new retail businesses for Rapid City. Thanks again for all you do.

Regards,

Scott Zieske, CMSR
Director-Physician Recruitment and Governmental Affairs Regional Health

***Note: The information contained in this message, including any attachments, may be privileged, confidential, and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the Sender immediately by a "reply to sender only" message and destroy all electronic or paper copies of the communication, including any attachments.

From: kerry Papendick [<mailto:kerrykp@mac.com>]
Sent: Monday, January 16, 2006 6:55 PM
To: councilgroup@rcgov.org
Subject: tonight's agenda and WalMart

Dear Ladies and Gentlemen of the Council,

Most of you know how I feel regarding the development on Highway 16. I do feel it is going to develop into commercial development and I'm hoping you will only allow the type of commercial development that the topography of this area will allow. The area would support office commercial and general commercial with size restrictions to the buildings. This type of development would also be safe for the area for a number of reasons.

1) There will be a large residential development along Sammis Trail whose traffic will need to feed onto Highway 16. The Moon Meadows/ Countryside/Red Rocks areas also need to be considered when planning for traffic. Stores such as WalMart generate unusually high traffic congestion. Who is going to pay for the roads to handle this volume of traffic? Councilman Kroeger said that he feels "it will be just like another LaCrosse Street". Where will the money come from to make his dream come true??

2) Sewage.....it should always run downhill. Why are they going to try to get it to go uphill?? Who will pay for this now? Because I can only guess who will pay for this later!!

3) Why can't you require Walmart to build in an area that can currently support its infrastructure needs? Catron and 5th Street has the sewage available, the traffic issues would be solved, the esthetic problems would be solved, it would be convenient for the southwest resident consumers and it would be positioned on an award winning highway on the way to Mount Rushmore.....I thought this is what Walmart wanted!!!???

Tonight, please delay the agenda items that relate to Walmart. Keep all the items together so all aspects of the issue can be considered together.

Sincerely,
Kerry Papendick, 8581 Dreamscape Road

From: "Leonard Running/Sue Hey" <butterfly@rushmore.com>
To: <bob.hurlbut@rcgov.org>; <malcom.chapman@rcgov.org>;
<ray.hadley@regov.org>; "Ron Kroeger" <ron.kroeger@rcgov.org>; "Karen Olson"
<karen.olson@rcgov.org>; <bill.okrepie@rcgov.org>;
<Deb.hadcock@rcgov.org>;
<sam.kooiker@rcgov.org>; <tom.johnson@rcgov.org>;
<mike.schumacher@rcgov.org>; <mayor@rcgov.org>
Sent: Monday, January 16, 2006 3:27 PM
Subject: the wal-mart proposal

> Dear Council members and Mr. Mayor,
> I wish you could all ride along on one of my bus tours in the
> summer.
> I work as a step-on guide in the summer months and am privileged to
show
> the Black Hills to people from all parts of this country and
sometimes
> Canada and Europe. You could then hear their comments about our area
and
> realize what they find the most unique and precious.
> Most of my bus passengers come from an area where there is no open
> space. They treasure it. They live where there is lots of build up
and
> sprawl and mini-malls and freeways. They admire our views and our
lack of
> congestion on the highways. They enjoy the small communities we
pass
> through with locally owned groceries and small shops.
> It seems we stand at a crossroads in choosing how to present
> ourselves. It also seems to me that as tourism is a huge part of our
> economy we should consider what tourists want. Yes, they want access
to
> box stores but we already have them and in very accessible locations.
> Quite honestly, I think my bus passengers would be very disappointed
in
> us having a Wal-mart and other proposed developments actually 'in'
the
> Hills. They want to believe that we have better foresight and have
> learned from other communities about sprawling development. They
want to
> believe that we can see the potential ill effects of this kind of
> development on the smaller towns to the south, that we can see the
Hills
> as a whole. They want to believe that we actually do have a kinder,
> friendlier culture here and that we continue to ask ourselves the
very
> important question: How much is enough?
>
> As a citizen of Rapid City and a 20 year veteran of the tourism
> industry, I do not support the location of Wal-mart on Highway 16.
> Thank you for your consideration,
> Sincerely, Sue Hey
>

From: [Peg Beyers](#)
To: CouncilGroup@rcgov.org
Cc: mayor@rcgov.org
Sent: Monday, January 16, 2006 3:34 PM
Subject: Wal-Mart

Dear Mayor Shaw and Rapid City Council Members,

It's time to stop the propaganda and mob mentality against Wal-Mart, settle down and be sensible. Let's look at the so-called arguments against Wal-Mart:

Wal-Mart buys their merchandise from China. I looked at the labels on my clothing this morning while I was getting dressed. My underwear that I bought at Penneys came from Honduras and Costa Rica, my jeans that I bought at Shopko came from Mexico, my pullover top from Herbergers is from Taiwan, my tennis shoes from Sears are from China. I drive a car assembled in America, but made with parts from Japan. I bought ground beef from the supermarket that probably came from Argentina or Australia. I wash clothes in a washer made in Mexico. Which store doesn't buy merchandise from other countries? Did you see the news article about China making cars that cost less than \$10,000 to buy? If a car dealer wanted to locate in Rapid City and sell cars from China, would you stop his business too?

The issue of urban sprawl and building infrastructure from the city outward. We already have urban sprawl in all directions from Rapid City, including Highway 16, where there is a modular home development located next to Rushmore Shadows campground. Why is Highway 16 begin singled out as the place where urban sprawl is not acceptable? No one made an issue of other housing developments to the west, east and north of Rapid City. The answer is obvious-it is because of the "elite" people who have "influence". They want their own quiet little corner of the Black Hills with their big houses on 5 to 10 acres and no other developments or traffic. As to the idea that infrastructure must be built from the city outward, why wasn't that idea followed before the Orthopedic Center was built? Also, a fire station, a coffee shop and a federal forest service building have been built on Highway 16. How can you say that all those places can build, but not Wal-Mart?

Wal-Mart will hurt the downtown area merchants. Yes, they might hurt a few downtown stores, but most of the downtown stores are specialized and would not be affected. A new Wal-Mart might actually attract more people from western South Dakota to shop in Rapid City-thereby bringing more shoppers to the whole town. The downtown area was grievously hurt when the mall was built much more than Wal-Mart will hurt it now. Can you imagine shopping in Rapid City without the mall area? What if a previous council had turned down the mall building permit because it would hurt the downtown area? How many area shoppers would we attract? How much sales tax would our city collect if the mall was not here?

Since we bought our campground twelve years ago, the number of campgrounds in the Black Hills area has more than doubled. We are losing business because of all the new campgrounds that were built. Do we have the right to ask city and county officials not to give building permits to new campgrounds? No one has the right to stop a business from being built as long as it follows city and county ordinances-whether it is the largest merchandiser in the world, or a physician's complex, a horse arena or a campground.

During Christmas vacation, we visited relatives in the Phoenix-Chandler area. Chandler has a new Wal-Mart in a beautiful shopping complex. All the stores in the complex, including Wal-Mart are built in the Southwest adobe design. Chandler welcomes new businesses. As a result, they are one of the fastest growing places in the United States. There are many growth spurts in outlying areas around Phoenix and Tucson. We drove past Pueblo and Colorado Springs, CO and they also have many developments outside their cities. A local real estate person that has been selling Rapid City property for over 30 years said that this year was the slowest he has ever seen. Real estate sales did not jump back after Ellsworth announced that it would not close. We need all the help we can get so Rapid City begins growing again. A new Wal-Mart store would be a good start.

The Aberdeen City Council turned down a new Wal-Mart in their city. The voters in that city overturned that decision and overwhelmingly approved the Wal-Mart by an 81% vote. It cost taxpayers a lot of money for the special election. Will Rapid City voters have to waste money for a special election of our own?

Sincerely,
Peg & Bob Beyers
Owners, TeePee Campground

05PL129, 05SV078, 05RZ047, 05PD077

From: jprang [mailto:jprang@rushmore.com]

Sent: Monday, January 16, 2006 8:27 PM

To: CouncilGroup@rcgov.org

Subject: Walmart

As a private pharmacy business owner, I am opposed to the new Walmart expansion. I think that this new facility can only hurt local businesses. I realize this is a fairly selfish reason, and I'm not saying I begrudge economic growth. I just think we should be concerned about the type of growth and where the proposed growth is occurring. Please consider all comments and make a fair decision based on facts

Thanks, Jo Prang, VP of Operations

Medicap Pharmacy of the BLack Hills

City Council, Rapid City

To Whom It May Concern:

I and my wife are lifelong residents of Rapid City, SD. We currently live in Lincoln, NE while my wife finishes her education. We plan on returning to Rapid City in the near future.

I have been very interested in the debate concerning Wal-mart that I follow through the Rapid City Journal on line. I wish you to consider seriously during your meeting the acceptance of Wal-mart's plan and proposed location. As future young business people with families in the community, this is important to us, not only for potential employment, but also for purchasing ability. While visiting home recently over the holidays we toured and observed the proposed site. I, my wife nor other family members do not find it objectionable or out of place.

I sincerely hope that you would consider favorably this progressive move.

Sincerely,



Michael Hagen

830 Rutland Drive, 614
Lincoln, NE 68512

RECEIVED

JAN 16 2006

Rapid City Growth
Management Department

Loren and Debra Legge
3167 Moon Meadows Dr.
Rapid City, SD 57702
January 27, 2006

Dear Jim Shaw,

We live on Moon Meadows Drive and are very concerned about the increase in traffic that will result from the new proposed Walmart location. We invite you to see for yourself the problems we incur trying to leave our driveway.

Safety is a major concern but also we feel that it is not our responsibility to pay for the improvements that are going to be needed with all the traffic coming from the new housing developments in our area. This is a country road with no shoulders and no guard rails. Also there is no law enforcement of speed limits. Most homeowners on Moon Meadows have similar problems due to the structure of this road.

Thank you for your attention to this matter. Please feel free to come out when you can.

Loren Legge



Debra Legge



RECEIVED
JAN 31 2006
MAYOR'S OFFICE

RECEIVED

JAN 31 2006

MAYOR'S OFFICE

Tom and Sue Karlen
8133 North Star Rd.
Rapid City, SD 57702
January 29, 2006

Dear Jim Shaw, Tom Johnson, Mike Schumacher, Sam Kooiker,
Deb Hadcock, Karen Gunderson, Olson, Bill Okrepkie,
Ray Hadley, Ron Kroger, Malcom Chapman, Bob Hurlbut,

In reference to traffic safety concerning the proposed new Walmart, this is our second letter of concern. We are asking council members who favor the new Walmart to call us, and come out here to Moon Meadows and see for yourself. Moon Meadows is already unsafe, and increased traffic on that road due to the new Walmart will make it even more dangerous.

We live off Moon Meadows on North Star Road, one mile west of Hwy 16. If you come out here, try to turn left onto North Star Road to see the first danger. Be sure you stop in the road before you turn, as it is a blind hill from the west and oncoming traffic is not immediately visible.

It is much the same all along Moon Meadows. It is built like a racetrack- curves, blind driveways, no shoulders on the road. Daily commuter traffic goes too fast, the majority ignoring what should be safe speed limits.

Should Walmart be approved, what about the major road improvements needed? What about additional law enforcement? Moon Meadows will become a shortcut to Walmart for all those folks living along Sheridan Lake Road, whose numbers are increasing daily.

In our opinion, Walmart could care less about serious injury and deaths resulting from a poor choice of location- good for Walmart, bad for the community. What happened to Catron? Why isn't traffic to a major box store fed by Catron, instead of dumping it on Moon Meadows? There are lots of better land choices, and because of that, safety should be the primary concern. Who will be held accountable as major wrecks occur that could have been avoided?

The Hwy 16 situation will be a disaster come summer months. There is already a constant flow of traffic there with continuing natural growth.

We hope you can vote this thing down, avoid serious accidents, and not disrupt traffic flow to the biggest industry in South Dakota, tourism. What's wrong with the final decision being: "It just isn't safe! There are better alternative locations!"

*Mayor, please help with
this disaster in the making,
it's a bad location.*

Thank you for your time,

Tom and Sue Karlen
342-0133

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

From: [Bev S.](#)

To: councilgroup@rcgov.org

Sent: Sunday, February 12, 2006 9:10 PM

Subject: Wal-Mart issue

By this time you all must be up to your ears and have heard enough about the Wal-Mart issue....but I'll prevail on you to think about this:

- 1) Free market forces prevail (or should), after all this is a capitalistic society.
- 2) Small home town businesses shouldn't depend on denial of competition to succeed.
- 3) Progress and growth will happen in time, not always geographically where the populace seems to think it should (or in this case, shouldn't).

Listen to your constituents, hear the gripes and be patient with the bitching
- then vote to
allow Wal-Mart to build.

Thanks for your consideration.

Bev Schlosser (Ward 3)

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

From: [Mollie O. Krafka](#)

To: councilgroup@rcgov.org

Sent: Sunday, February 12, 2006 11:48 PM

Subject: HIWAY 16 TRAFFIC STUDY

I am not opposed to Wal Mart at Sammis trail although i do believe 5th 7 Catron would be a better place for such a store.

I am vitally interested in the traffic situation as I do intend to live here for the foreseeable future. I believe the traffic study is badly flawed and we have no idea how big of mess will be created.

I would like to see the council get answers to these questions before considering this developement:

1: What are the real traffic numbers for highway 16 ? All we have and all I can get from DOT are extrapolated numbers. DOT does not appear to have actual counts but used a single 24 hour count and extrapolates from that.

2: What are the real numbers on highway 16 during the rally ? The counted numbers on I 90 are very large!

3: What will the effect of the S. E. connector be ?

4: The study assumes 15,000 trips a day but no growth in 15 years. How can anyone take that seriously?

5: The study shows the opening of more streets in the area but does not anticipate any new traffic generated by the developement that will bring those new streets. How can that be?

6: The study demonstrates the street plan only works if the rearage road is functioning yet the proposed plan gives the developer two years to build the rearage road. Why ??

7: What is the anticipated speed limit on highway 16 and catron blvd.

8: What will be the contingency plan if this developement happens and the traffic is a disaster? We who live out here will be stuck with a mess. None of the current council members will be affected.

Sincerely,

TpmKrafka

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

From: [Peg Beyers](#)

To: CouncilGroup@rcgov.org

Cc: mayorinfo@rcgov.org

Sent: Sunday, February 12, 2006 7:11 PM

Subject: WalMart again

Dear Mayor Shaw & Rapid City Council Members,

A few people who live on Moon Meadows Road signed the appeal against Wal-Mart. When we saw the list, we decided that you need to know the history of Moon Meadows Road. Moon Meadows Road was built through the pasture of Bob Taylor (now deceased) against his wishes. Pennington County built the road through the pasture at the request of residents on Moon Meadows. They had another way out (to Sheridan Lake Road and then into Rapid City), but they wanted a handier and quicker way to get to town via Highway 16. So even though Bob Taylor did not want the road through his pasture, the county built it. In other words, he gave up part of his land for the residents of Moon Meadows. Now a few of the people of Moon Meadows are afraid they will have too much traffic on "their" road if Wal-Mart builds across Highway 16. Isn't that being selfish? A man gave up his land for them, but they are not willing to share "their" road with others. When Catron Boulevard was built, it took a lot of traffic off Moon Meadows. We see the traffic patterns out here and really feel that most people will use Catron to Highway 16 instead of Moon Meadows. Moon Meadows should not be an issue.

We lived and farmed in eastern South Dakota on the prairie for 20 years. The state of South Dakota is mostly prairie. Why is there such concern over preserving a miniscule piece of prairie land when most of South Dakota is prairie? The land also faces east and does not have the mountain view that everyone seems to prize. If the "appeal" people think we should not develop land on Highway 16, please remove the new forest service building, the Orthopedic complex, the fire station (we obviously do not need fire protection if new development is not allowed on Highway 16), and the new houses on the east side of the highway. If the "Appeals" people really and truly are concerned about the Black Hills, perhaps they need to look at projects that actually are being developed in the Black Hills and not on the edge of the Hills as is Wal-Mart. There are at least three major projects near Keystone that are destroying mountains.

We have owned and operated our campground for 12 years. Every year, our income goes down (high gas prices, bus tours and airline travel are more popular) and taxes and insurance goes up. The land along Highway 16 needs to have year-round businesses on it in order to pay the high property taxes. Most of the new buildings on Highway 16 are tax-exempt entities like churches and the Orthopedic Center. So what is happening is that tourist-related businesses that are open only 5-6 months a year are taking the major hit of property taxes. If we remain a campground when Wal-Mart is developed, it will help our business. If we sell the property to a developer that builds a year-round business, the sales tax will help Rapid City. Either way is good for Rapid City and us. Stopping development is not good for us (and other tourism businesses) or Rapid City.

We really do not understand why some council members feel that a four lane highway with a rearage road behind the Wal-Mart building will not handle traffic effectively. Tourists drive **THROUGH** Rapid City to get to Highway 16. If the roads through town handle traffic ok, shouldn't a four lane highway suffice? What exactly do you think is needed??—a double decked highway with “through” traffic on top, and Wal-Mart traffic on the bottom? Traffic travels too fast along Highway 16 anyway and needs to be slowed down.

The Rapid City Journal printed letters from citizens who wanted Wal-Mart built (Sunday, February 12th). We agree with them. If this issue has to go to a vote of the people, we believe it will pass by the same high percentage that it did in Aberdeen. This issue has been discussed long enough. Please do the sensible thing and vote **FOR** rezoning to commercial.

Sincerely,
Bob & Peg Beyers
TeePee Campground

05PL129, 05SV078, 05RZ047, 05PD077

To: CouncilGroup@rcgov.org

Sent: Friday, February 10, 2006 3:07 PM

Subject: FW: Calls For Service for Wal Mart

Dear Council Members:

Lew Papendick discussed the statistics from the Police Department showing the crime at Wal-Mart. Some of you may have seen this but he felt that the new members should be made aware of this. The attachment is a graph demonstrating the top 5 calls for service.

Thank you.

Casey Peterson

From: Lew W. Papendick [mailto:lewpapendick@bhosc.com]
Sent: Tuesday, October 12, 2004 2:25 PM
To: Casey Peterson
Subject: FW: Calls For Service for Wal Mart

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

From: Estes Ron [mailto:Ron.Estes@rcgov.org]
Sent: Tuesday, October 12, 2004 10:20 AM
To: Lew W. Papendick
Cc: Tieszen Craig; Talley Dick; Cornford Ray
Subject: Calls For Service for Wal Mart

Hello Lew,

Attached is a report (PDF document) showing the calls for service at the Top 5 Locations in Rapid City. Wal Mart (1200 N LaCrosse St) is listed as number two compared to the four other locations. For each place, the Top 5 Call Types is also shown so you can see what type of activity is occurring at these locations.

For your convenience, I've listed below what some of the abbreviations stand for:

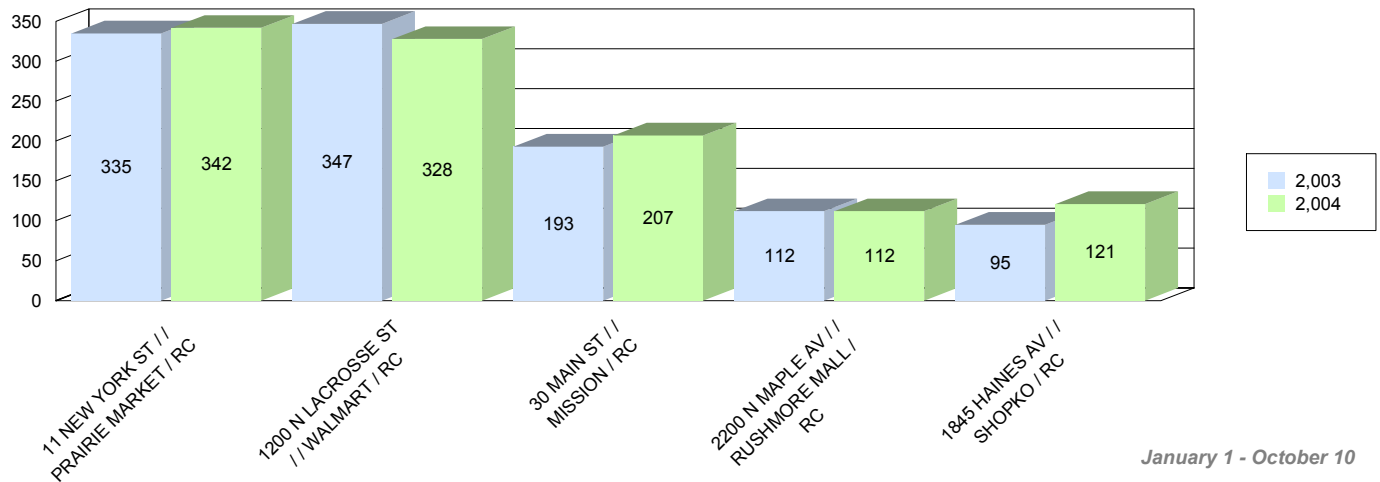
SHOP	Shoplifting
DRUNK	Drunk Call
DIST	Disturbance
ASLT	Assault
TRES	Trespassing
ACC	Accident
911	911 Hang-up Call
ACCHR	Accident Hit & Run
UNSUB	Unwanted Subject
VCOMP	Vehicle Complaint
SUSP	Suspicious Person

As you can see, out of a total of 91, 356 calls received during the two year period of 2003 and 2004 (January 1 to October 10), you'll find that Wal Mart had 677 calls or .7% of the total number of calls. While this is high, you must also consider the amount of traffic which frequents this store and the surrounding area on LaCrosse Street - this area is definitely a "high traffic" area. Anyway, hope this is what you need. If you have any questions, give me a call and I'll be glad to help.

Ronald N. Estes
Crime Analyst
Rapid City Police Department

CALLS FOR SERVICE BY LOCATION

YEAR TO DATE



powered by
crystal

YEARLY COMPARISON OF CALLS FOR SERVICE DATA TOP 5 LOCATIONS

LOCATION	PERCENT OF CALLS	# CALLS
11 NEW YORK ST // PRAIRIE MARKET / RC	.7%	677
SHOP		167
DRUNK		105
DIST		73
ASLT		45
TRES		38
Others		249
1200 N LACROSSE ST // WALMART / RC	.7%	675
SHOP		124
ACC		76
911		74
ACCHR		44
THEFT		41
Others		316
30 MAIN ST // MISSION / RC	.4%	400
DRUNK		176
DIST		48
UNSUB		33
OTHER		11
TRES		11
Others		121

YEARLY COMPARISON OF CALLS FOR SERVICE DATA TOP 5 LOCATIONS

LOCATION	PERCENT OF CALLS	# CALLS
2200 N MAPLE AV // RUSHMORE MALL / RC	.2%	224
911		80
THEFT		14
DIST		12
VCOMP		12
ACCHR		11
Others		95
1845 HAINES AV // SHOPKO / RC	.2%	216
SHOP		70
911		38
THEFT		17
SUSP		10
ACC		9
Others		72
Others	97.6%	89,164
DIST		8,171
911		6,361
ACC		4,740
SUSP		4,096
THEFT		3,546
Others		62,250
TOTAL # CALLS:		91,356

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

From: Daria McGrath [<mailto:mcgrath@hills.net>]

Sent: Sunday, February 12, 2006 7:39 PM

To: councilgroup@rcgov.org

Subject: Rezoning

Dear Mayor Shaw and Council Members,

My husband and I decided to settle in the beautiful Black Hills even though it would have been more convenient for us to live elsewhere due to my husband's employment. We have always prided ourselves that Rapid City is the best kept secret. We are extremely concerned that the gateway to the Black Hills is being rezoned General Commercial property. What a shame! Do the citizens in Rapid City and the surrounding area want that type of rezoning in one of the most scenic areas entering the Black Hills? Do we want 8 lanes of highway, and urban sprawl to Keystone? Zoning decisions require a lot of consideration when tourism is this communities bread and butter. Our environment is unique, please guard it. You are in a position to protect the gateway to the Black Hills for generations to come. I urge you to rethink zoning this area General Commercial, certainly Office Commercial with scenic stipulations would be superior.

Thank you for your time,

Daria McGrath

8403 Pioneer Circle

Rapid City, SD 57702

348-8606

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

From: Jerry & Lois Ulberg <jerlo@rushmore.com>

To: <councilgroup@rcgov.org>

Sent: Mon, 13 Feb 2006 18:57

Subject: Fwd: Walmart

I hope that the members of the city council will stop fawning to local businesses and other lobby types which want Walmart located in their district and consider the fact the the location selected will help the elderly be able to shop at a supermarket without having to drive 5 to 15 miles on roads which are often slippery in the winter. You only have to drive from Cathedral Drive to Catron Road to see the beautiful places that have been built along Highway 16 and you would have to agree that the proposed Walmart would not be the eyesore that many of these already located sites are. I hope when you vote, you will consider the people that live in southern Rapid City and not the big spenders that want to keep Walmart out.

Jerry & Lois Ulberg
Red Rock

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

From: Carla Rae Marshall <Carlarae@sacred-circle.com>
To: <malcom.chapman@rcgov.org>, <ray.hadley@rcgov.org>,
<karen.olson@rcgov.org>, <sam.kooiker@rcgov.org>,
<tom.johnson@rcgov.org>, <mayor@rcgov.org>,
<mike.schumacher@rcgov.org>, <deb.hadcock@rcgov.org>,
<bill.okrepkie@rcgov.org>, <ron.kroeger@rcgov.org>,
<bob.hurlbut@rcgov.org>
Sent: Mon, 13 Feb 2006 10:22
Subject: Fwd: No more Walmarts

Dear Council members,

Please vote no to the proposed zoning that would allow a WalMart Superstore to open up on Highway 16. The proposed site, better known as the gateway to the Black Hills, should be kept as close to its natural beauty as possible. This area should be kept pristine and allow, what little wildlife may be living there to preserve within this tiny little area.

Also, opening up another WalMart will surely result in more downtown/Mt. Rushmore Rd businesses closing. You can already see the detrimental effects that the existing WalMart is having on community businesses.

So please vote no to building a WalMart on Highway 16. thank you.

Respectfully,

Carla R. Marshall

130 Signal Dr.

Rapid City, SD 57701

----- Original Message -----
From:
 Richard/Phyllis Person <rcperson2@rushmore.com><
To:
 <CouncilGroup@rcgov.org><
Sent: Mon, 13 Feb 2006
 09:28
Subject: Fwd: Walmart

<DEFANGED_META
 content="MSHTML 6.00.2900.2802" name="GENERATOR"> <STYLE></STYLE>

<DIV>
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 12pt">Council members,<?xml:namespace
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 /><o:p></o:p></P> <P class=MsoNormal style="MARGIN: 0in
 0in 0pt"><o:p><FONT face="Times New
 Roman"> </o:p></P>
 <P class=MsoNormal style="MARGIN: 0in 0in 0pt"><SPAN style="FONT-SIZE:
 12pt">I think it's time to make a decision
 on Walmart and either go forward or kill this plan.<SPAN style="mso-
 spacerun: yes"> People are not ever going to be unified
 for or against it. The
 story in today's RC Journal states that one woman said she is afraid of
 heavy traffic. What that tells me is it's going to draw a lot of
 business. We can be
 assured that area is going to have a lot of development. Businesses are
 moving to the edge of town, both north and south. <SPAN style="mso-
 spacerun: yes"> Is that good or bad? It's competition.<SPAN
 style="mso-spacerun: yes"> People who are worried about
 competition are not saying anything about Safeway going into the gas
 business by their Westside store. <o:p></o:p></P> <P
 class=MsoNormal style="MARGIN: 0in 0in 0pt"><SPAN style="FONT-SIZE:
 12pt">People must go to Wal-Mart for a
 reason. Take a trip by
 their current store. The
 lot is full. We have heard
 from the influential people that live out near Highway 16 about
 spoiling their view, and we have heard from downtown people who fear
 losing business. When we
 built the <?xml:namespace prefix = st1 ns = "urn:schemas-microsoft-
 com:office:smarts" /><st1:Street w:st="on"><st1:address
 w:st="on">Catron Blvd</st1:address></st1:Street> bypass and the
 Heartland Express, I didn't hear a lot of opposition to those
 projects. <SPAN
 style="mso-spacerun: yes"> Let's make a decision.<SPAN
 style="mso-spacerun: yes"> <o:p></o:p></P>
 <P class=MsoNormal style="MARGIN: 0in 0in 0pt"><SPAN style="FONT-SIZE:
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 <P class=MsoNormal style="MARGIN: 0in 0in 0pt"><SPAN style="FONT-SIZE:
 12pt">Richard
 Person<o:p></o:p></P>
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 12pt"><o:p></o:p></P>

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

From: "teri powell" <teriveon@yahoo.com>

To: <councilgroup@rcgov.org>

Sent: Wednesday, February 15, 2006 7:44 PM

Subject: Special Council Meeting of 2/13/06

> Dear Mayor and Council Members:

>

> I am stopping down tomorrow with this cover-letter in hard-copy along
> with my testimony and illustrations for your review.

>

>

> TO: Mayor Shaw and City Council

>

> FROM: Teri Powell

>

> DATE: February 15, 2006

>

>

> RE: Special Council Meeting of February 13, 2006

>

> Dear Mayor and Council Members:

>

> Thank you for allowing me to finish my testimony last
> Monday night. It would have been helpful to know in
> advance of the meeting that there was a 3 minute time
> limit. I think visuals are important to use in getting
> the message across. I am attaching my written remarks
> along with my 4 figures for you to review. I also
> have a few more comments:

>

> 1. A brief overview of the geology in question. The
> Black Hills are often referred to as an "island" with
> many rock formations, the oldest being in the center
> of the Hills. Surrounding the Hills, lies the Inyan
> Kara Group, dipping away from the core of the Hills.
> In the subsurface, it is known as the Inyan Kara
> Aquifer. This is the uppermost major aquifer in the
> Black Hills.

>

> The "Corridor" to the east of Hwy. 16, sits atop the
> Inyan Kara Aquifer RECHARGE AREA! From the Sammis
> Trail area, groundwater flow is to the
> east, to ranches, farms, the communities of Box Elder,
> New Underwood and continues on into East River.

>

>

> 2. The USGS' Black Hills Hydrology Study of 2002
> reports: "The potential for contamination can be
> large because of development on aquifer recharge
> areas".

>

>

> Are you going to have an official Environmental Impact
> Study made concerning the Inyan Kara Aquifer?

>

>
> 3. After hearing testimony from so many at the
> meeting, it appears that there is little concern for
> those who live "outside" the City limits regarding the negative
> consequences of this proposed "General
> Commercial Zoning". Whether it be water issues,
> traffic congestion, roadway safety, increasing
> taxes.....if you're not in the City, so sad.
>
>
> I live in the City, but I consider myself a part of
> the surrounding community. What goes on here affects
> us all...and will resonate throughout the Hills and
> onto the prairie for years to come. Your names
> will be permanently tied to the effects of this
> pivotal, crucial General Commercial Zoning decision.
>
> 4. Also I want to say I think of myself as a
> "hopeful" person. I was happy to have the opportunity
> to testify at the meeting thinking that I would be
> listened to. However, some Council members
> indicated that their minds were already made up
> beforehand, no matter what concerns may be presented.
> This is NOT democracy as I see it.
>
> 5. Lastly, I want to refer to Figure 4, a
> photograph, which I did not have a chance to show,
> although I described it in my testimony:
>
> It is of the garden supplies exposed to weather. If I remember
> correctly, a WalMart representative essentially stated at the meeting
> that "We don't leave our garden products outside."
>
> Although I never mentioned it in my testimony, that
> photo was taken at the LaCrosse St. WalMart
> Superstore in Rapid City, on February 10th. Their
> sacks of fertilizer and lawn care products were
> sitting outside in their garden compound. Some of the
> sacks are uncovered and sitting in snow.
>
>
> Thank you for considering my opinions and I look
> forward to hearing from you regarding any or all of my concerns.
>
>
>
>
> Teri Veon Powell

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

From: [Kelly Harris](#)

To: councilgroup@rcgov.org

Sent: Wednesday, February 15, 2006 12:29 PM

Subject: new walmart store

Good morning , my name is Kelly Harris I live at 2945 tomahawk drive on the west side of town , I and my family have made Rapid city a place to spend our lives and raise our children, I am formally from Ottumwa Iowa . My wife is from mobridge SD I work in the service industry and my wife works in the in management in a chain store type better clothing store NOT Walmart ! you would think that with my wifes job that she would be against a Walmart Store on " Our side of town" But imagine this my wife is totaully as I am for the store ! It only makes good common since to have a Walmart at that location . On this matter of home owners in this area (7) familys as I under stand , I think that it maybe worth while for you to look on the internet at the actual taxes that these fine folks are now paying , I find this imformation is completely shocking , And may in fact be part of the bigger picture ! I was a Council member for several years in Iowa and understand the importance of properly following through with all procedures, but let us get real about the economy in our area, the need for jobs and the fact that for the most part this side off town is growing and yet, still has no major retail at all ? if you would please drive out Rushmore Rd and look at many of the buildings on both sides of the road in poor repair or abandon then complain about a new Walmart Store , I did sign the form at the Walmart store to hopefully get a new store on the west side, And about the disagreement on road placement , leave this to the state and the money that my taxes paid for to do the detailed sight and impact studys , I travel new catron bld (2) times per day 5-6 times per week and the state is going in the proper direction with out more non needed changes Let us please move on and get real. If in doubt call or write me I have true story about Pella Iowa, and Walmart , Pella Iowa has a set of rules mostly unlike any around , they are in fact of Dutch heritage and require much different things than Rapid city has mandated do to the settings in that town! I pay my taxes on time and have been fairly assest on these taxes I feel I should have a say in the west sides futer and will persue this next with the council, Please call me or write 718-8960 thnks Kelly harris

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

From: [Casey & Kathy Peterson](#)

To: councilgroup@rcgov.org

Sent: Wednesday, February 15, 2006 1:43 PM

Subject: re: your responses in the RC Journal article dated 2/15/06

February 15, 2006

Dear City Council and Mayor Shaw:

After reading today's article in *The Rapid City Journal*, I felt that I had to write to you and let you know my thoughts.

Just as you stated that the citizens were confusing the issue of Wal-Mart and the future land use plan of general commercial zoning on Hwy 16, I now feel that you as a council are confusing the issues of Wal-Mart and the location of a store on Hwy 16.

In today's *Journal*, several members of the Council said that their constituents want a Wal-Mart, so that is why they voted the way they did. Here's where your confusion comes in: The issue here is not whether Wal-Mart should be in Rapid City, the issue you should be voting on is whether Wal-Mart should be at this **location** in Rapid City. There is an enormous difference!

From what I have heard and seen reported, the majority of the opposition has not necessarily been against having another Wal-Mart, but to the **location** of that Wal-Mart! As a council responsible for decision-making that will effect the entire population of the city, you have the responsibility to make decisions that will be in the best interests of the city as a whole. You have been shown time and again how the traffic volume at this location could be a hazard to the community of Rapid City and to our tourists (our main source of income to the Black Hills). Why would you want to jeopardize your constituents because a store wants to build in a location that is not suitable for that volume of traffic?

Any number of businesses could, and probably will, be built at this location: gas stations, motels/hotels, restaurants, additional housing, etc., which would not generate the volume of traffic that Wal-Mart will. This is the issue then! There are other locations on the south side of Rapid City where Wal-Mart could build. Locations that have the roadways in place to handle the volume of traffic Wal-Mart receives and the entire infrastructure they need.

You as a council do have the **right** and **responsibility** to say "No" to businesses that want to develop in an area that could be hazardous to the people of Rapid City. You also have the right and responsibility to work with these businesses to find a proper location that would benefit all parties concerned. You need to step up to the plate and not let the pressures overcome the wise and prudent

decisions you should make for the City. Just because Wal-Mart has said that this location is what they want does not mean that this location is in the best interest for Rapid City. Keep in mind that since they've mentioned over and over that they are good neighbors to Rapid City and want to keep working to better the City, why shouldn't they consider other options? They've already proven they have more than one plan for the store itself. Why couldn't more than one location be possible? Perhaps the Hwy 79/Southeast Connector location or Catron and 5th Street? The benefits would be great for both Wal-Mart and Rapid City and access is **definitely safer** than at the Hwy 16 location!

Therefore, the issue before the council is to represent their constituents and say, "Yes, Rapid City would welcome another Wal-Mart; however, in our responsibility to our city as a whole, we must say that this **location** is not in the best interests of our citizens. There are other options available..." The choice after that will be Wal-Mart's, whether they are truly the good neighbors to the City, as they claim, or are only looking out for their own interests.

Please consider carefully before making a final decision that will effect not only the area now, but will continue into the future for generations to come.

Sincerely,

Kathy Peterson

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

From: Joyce Payton [<mailto:wilosprs@rapidnet.com>]

Sent: Tuesday, February 14, 2006 3:10 PM

To: councilgroup@rcgov.org

Subject: rezone

Dear Mayor Shaw and City Council Members

I was at the special meeting last evening and was very frustrated. I felt that the decisions were already made. I felt the council had already made up their minds as to how they were going to vote. If that was the case I am not sure why the meeting was held. I chose to leave early.

I do want to let you all know how I feel. I am against the rezone as it sits today. I am concerned with the traffic as well as the intersection of Sammis Trail and Moon Meadows. I know you have your data. Well, data can be wrong. I am not against commercial development on Hwy 16 BUT I do not think a 60 mph highway and a high traffic volume development go hand and hand. I don't think it's going to work. You are going to have to slow that traffic down. Stop lights will be put in over time, traffic will be stop and go. The way I see it - you won't have both over time. Do you want another East North Street or do you want a major Highway? I don't see the two mixing. Please do your homework - look far into the future - once it's done it's done. If you ask me my vote - it would be NO as it stands today.

I guess time will tell -

A concerned community member

Joyce Payton

Casey C. Peterson
8588 Dreamscape Road
Rapid City, SD 57702

March 5, 2006

Dear Rapid City Common Council Members, Mayor Shaw, and Rapid City Growth Management Department:

You are about to make an important decision in Rapid City's future. You do not have the proper information to make that decision. Please take 5 minutes to review and think about this. The three minutes that you gave everyone at the last meeting was not sufficient to outline my concerns. My understanding is that debate will be limited again so I felt that I wanted to have you read this when you had more time and to make this a part of the official record.

What Happens When the Cows Turn Into Development?

Page 1 of the HDR study, under Executive Summary, is attached. It says in the first paragraph it is "a traffic impact analysis performed for a new, mixed-use development near Highway 16 and Sammis Trail in Rapid City, SD". This study doesn't come close to giving the total impact on this area. *Why is this developer being allowed to submit a layout for only a portion of the full 120 acres they intend to develop?* No other developer is allowed to submit a plat without accounting for the land use for the whole development! Why is Wal-Mart allowed this exception? This study doesn't answer the question, "What will Wal-Mart do to the traffic after it's developed? What will happen when the cows surrounding it turn into additional development?" This is an unfair advantage given to Wal-Mart and will create a huge problem as you will read on.

Capacity:

The study says that Sammis Trail, as an arterial, will have the capacity for 20,700 cars or Average Daily Traffic (ADT). The rearage road, as a collector, will have a capacity for 10,300 vehicles ADT. The development that is studied is approximately 38 acres. Wal-Mart will generate up to 15,000 cars per day. The rest of the proposed development (hotel, 4 retail lots) will generate approximately half that amount again, especially if the rumors that there is another big box store buying the hotel site are true. Thus, the total will be approximately 22,500 ADT. So, the traffic for the immediate proposed development is already exceeding the capacity of Sammis Trail, which is 20700 ADT.

Please refer to the second page of the attachment. This shows that Commerford Ranch, LLC, has 120 acres in total to develop. This leaves 80 acres after this initial proposed mixed-use development. Although it's twice as large as the Wal-Mart's 38 acres, let's assume it will generate only 50% of the traffic, or another 11,000 ADT. You are not seeing the full picture of the development of Commerford Ranch, LLC and the fact that its traffic will exceed the capacity of Sammis Trail and the rearage road (traffic generated: $22,500 + 11,000 = 33,500$ ADT / Sammis Trail 20,700 and rearage road 10,300 = 31,000 ADT). It appears that traffic from the full development of Commerford Ranch, LLC, exceeds the capacity of the roads that they are proposing to build.

Your own land use plan shows commercial area north of the Commerford Ranch, towards the Orthopedic Clinic. How much traffic will that generate on the rearage road and Sammis Trail? Your land use plan shows the church 40 acres located just east (as noted on page 2) as a high-density residential or office/commercial area. How much traffic will that put on the rearage road and Sammis Trail? The Commerfords personally own 120 acres just south of Sammis Trail, some of which is indicated commercial in your land use plan, and the rest in higher density residential or office/commercial. How much traffic will that put on Sammis Trail and the rearage road? Your land use plan shows the water slide property as commercial. How much traffic will that generate heading towards Wal-Mart along the rearage road? How much traffic will the Children's Hospital currently under construction put on the rearage road? While there are no specific numbers studied, there is no doubt that any additional traffic above the 120 acres of the Commerford Ranch, LLC, will be beyond the transportation system capacity and cause huge congestion problems.

If you don't believe my figures, refer to the 3rd page of the attachment, which shows an earlier master plan for Commerford Ranch. In the upper left hand corner, it shows approximately 895,000 square feet of office, retail, super-store, or restaurant development. This will generate the multiples of traffic that I laid out earlier. This figure also shows the block 4 property of commercial next to the Orthopedic building, the church property, the water slide, and adjoining properties. It's clear, based on surface area, that the traffic could easily double, if not triple. The current proposal is for approximately 300,000 square feet in commercial development. The master plan shows almost 900,000 square feet (see numbers in the upper left corner of page 3). Is this truly the right location for such a major development? Is this truly the best thing for Rapid City? There are only 1 1/2 ways out of this development. If you were to place this at Hwy 16 and Catron, 5th and Catron, or Catron and Hwy 79, there are a minimum of 3-4 ways out of such a development. I predict that your vote to approve this development is a vote for explosive and immediate commercial development and will result in traffic problems within 2-3 years that will be very costly to overcome and create dangerous conditions for the citizens of Rapid City. Who should pay for this cost? Why should your decision be based on a study limited to 40 acres?

Sincerely,



I request that this be included in the public record. This is the information I could not present at the last hearing (February 13, 2006), as time was limited. I believe this information will become quite relevant in the near future and the basis for further discussion, consideration, and possibly legal action from anyone harmed by this action.

To: City of Rapid City Planning Staff (Vicki Fischer, Marcia Elkins, and John Less) & SDDOT (Monica Heller)	
From: Jason Kjenstad-HDR	Project: Wal*Mart Study – Rapid City, SD
CC: Joe Feldmann, BFA	
Date: 12-28-2005	Job No: 20494

Traffic Impact Analysis 12-28-05 (Updated 12-23-05 Study to review Rearage Road Connection to Catron Boulevard)

Study Objective

The objective of this traffic impact study is to determine if the US 16 / Moon Meadows / Sammis Trail intersection, Catron Boulevard / Rearage Road intersection, and internal proposed intersections can support the proposed traffic generated by a proposed Wal*Mart Superstore.

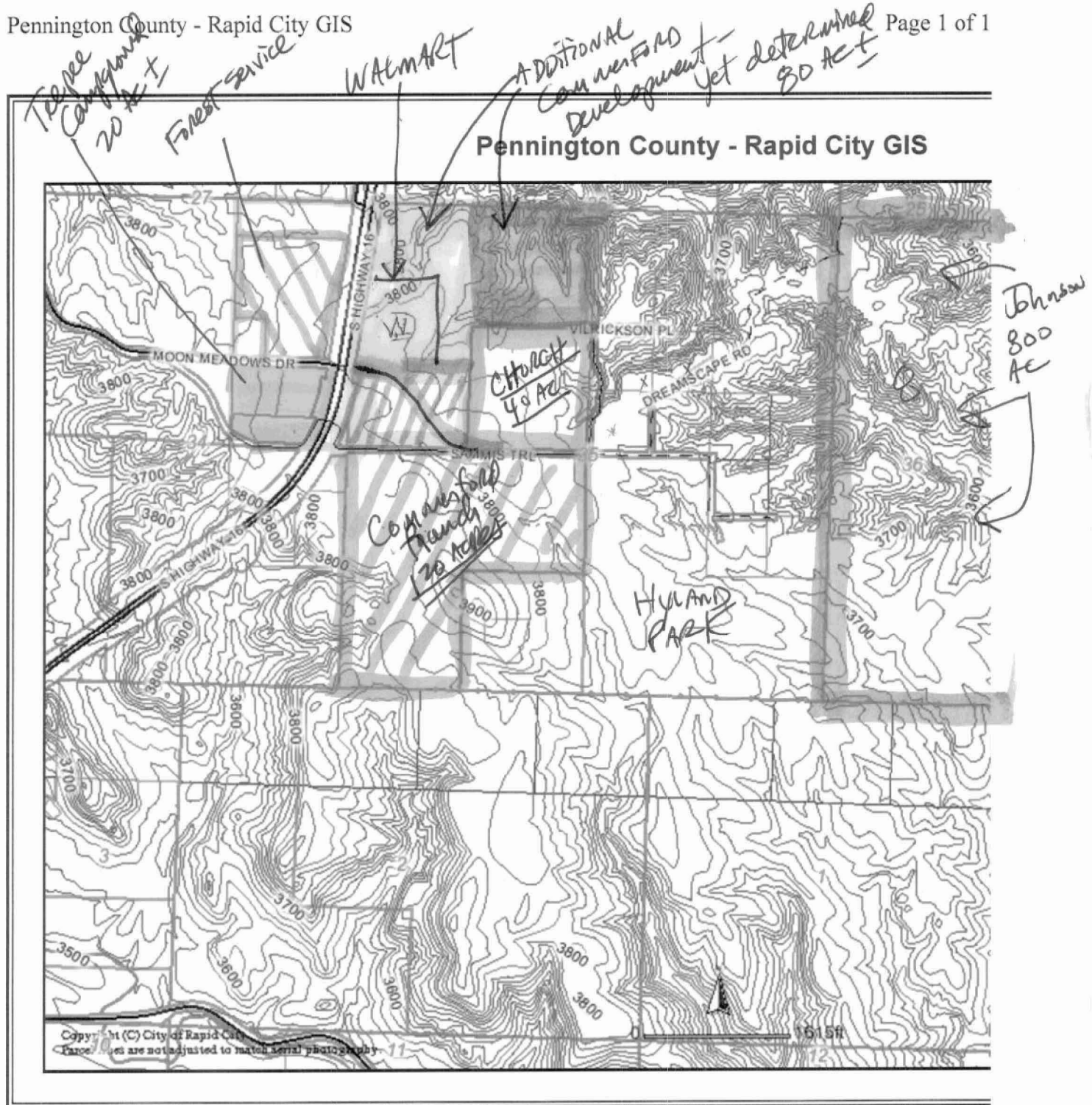
Executive Summary

A traffic impact analysis was performed for a new mixed-use development near US Highway 16 and Sammis Trail in Rapid City, SD. This mixed-use development features a Wal*Mart, a Hotel, 4 retail lots, and 300 single-family detached housing lots. A level of service (LOS) analysis was performed for the intersection of US 16 and Sammis Trail, Catron Boulevard and Rearage Road, as well as five additional intersections. The analysis revealed that a signal is warranted at the intersection of US 16 / Sammis Road / Moon Meadows Drive with a single left-turn lane on the southbound approach and a dual left-turn for the westbound approach. An additional signal is required at the intersection of Sammis Trail at the Main Access Road, along with exclusive left and right-turn lanes on the eastbound approach (assuming full site development). The recommendation for a signal at the Main Access Road is to allow clearing of the east approach to prevent queuing that would negatively impact the US 16 / Sammis Trail intersection. The analysis further revealed that a signal will be required at Catron Boulevard and Rearage Road intersection assuming a fully developed site to improve the intersection to LOS C or better. The recommendation for a signal assumes the existing geometrics on Catron Boulevard with an additional westbound left-turn lane only. A westbound exclusive left-turn lane will be required opening day at the Catron Boulevard / Rearage Road intersection. A signal at Sammis Trail/Main Access Road and Catron Boulevard/Rearage Road does not meet signal warrant criteria opening day therefore should not be installed until it is warranted. All other intersections operate at LOS C or better.

Driveway locations as indicated on the figures are the recommended locations determined from this traffic analysis. It is recommended that Sammis Trail have limited access since it is classified as an arterial for the City of Rapid City.

The intersection of Sammis Trail / Rearage Road operates at an acceptable LOS and does not warrant a traffic signal.

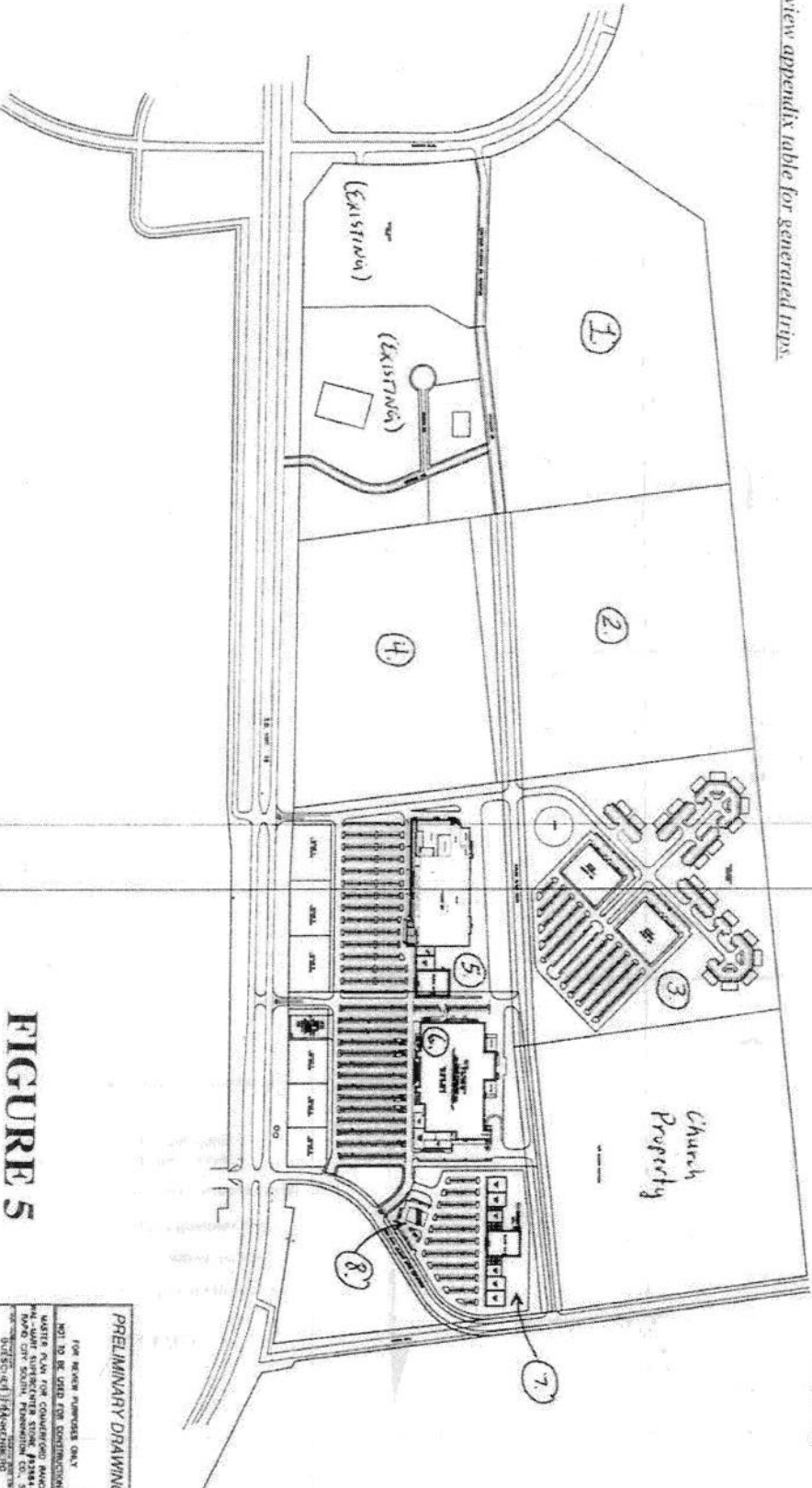
It is recommended that the rearage road be constructed as a three-lane section from Sammis Trail to Catron Boulevard. The continuous left-turn lane should be channelized at major intersections along the rearage road.



Assumed Land Uses for Commerford Ranch

1. Office	120,000 SF
2. Office	90,000 SF
3. Office	100,000 SF
4. Retail	160,000 SF
5. Box Store	154,000 SF
6. Superstore	203,000 SF
7. Retail	64,000 SF
8. Restaurant	6,000 SF

Review appendix table for generated trips.



MASTER PLAN FOR COMMERFORD RANCH

WAL-MART SUPERCENTER STORE #92884-00
S.D. HWY 16 AND MOON MEADOW DRIVE
RAPID CITY SOUTH, FERNANDINO CO., SOUTH DAKOTA

Scale 1" = 400'

FIGURE 5

PRELIMINARY DRAWING

NOT TO BE USED FOR CONSTRUCTION

MASTER PLAN FOR COMMERFORD RANCH

WAL-MART SUPERCENTER STORE #92884-00

16000 CITY SOUTH, FERNANDINO CO., SD

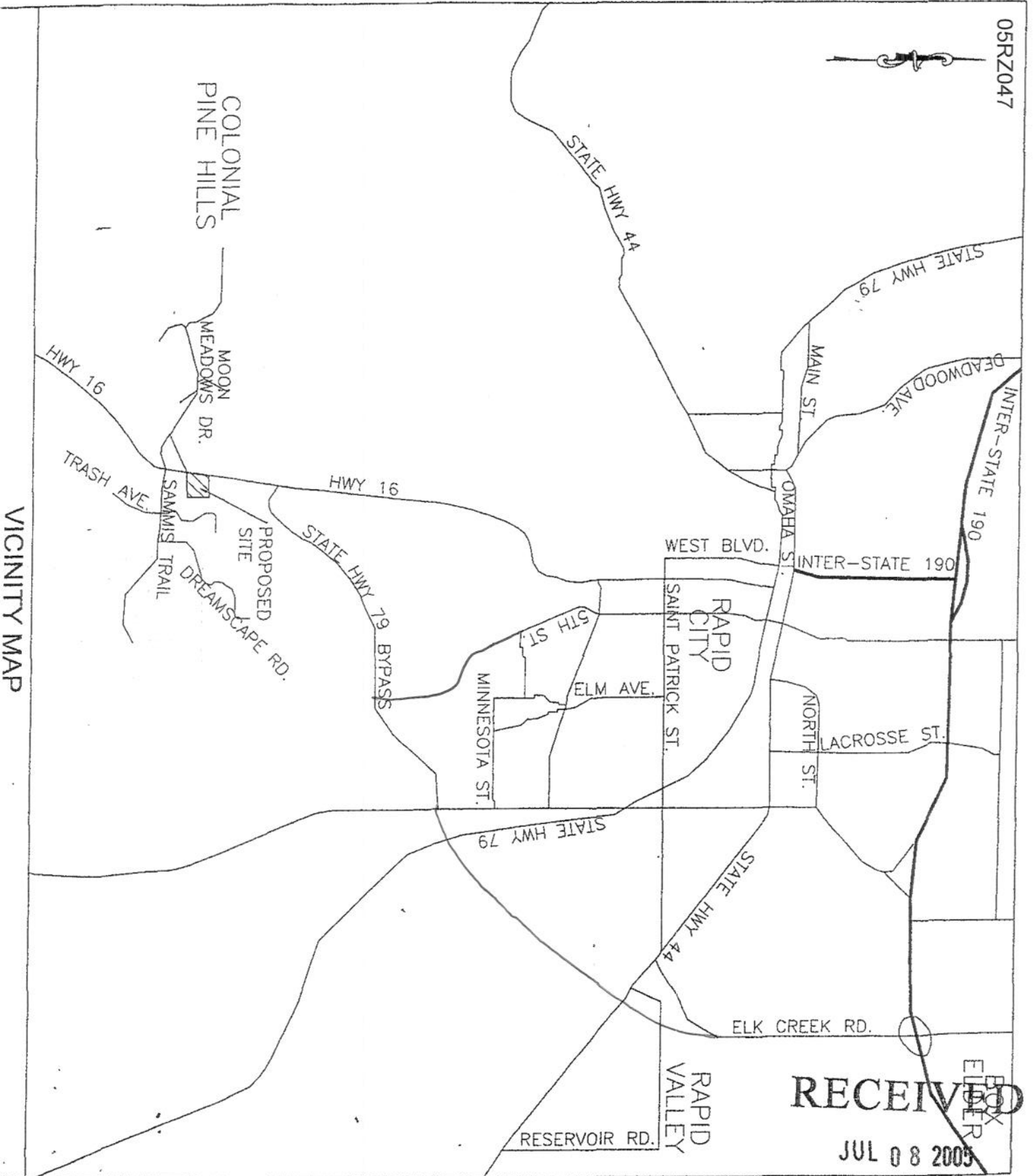
DATE: 01/11/01

BY: [Signature]

ASSOCIATE: [Signature]

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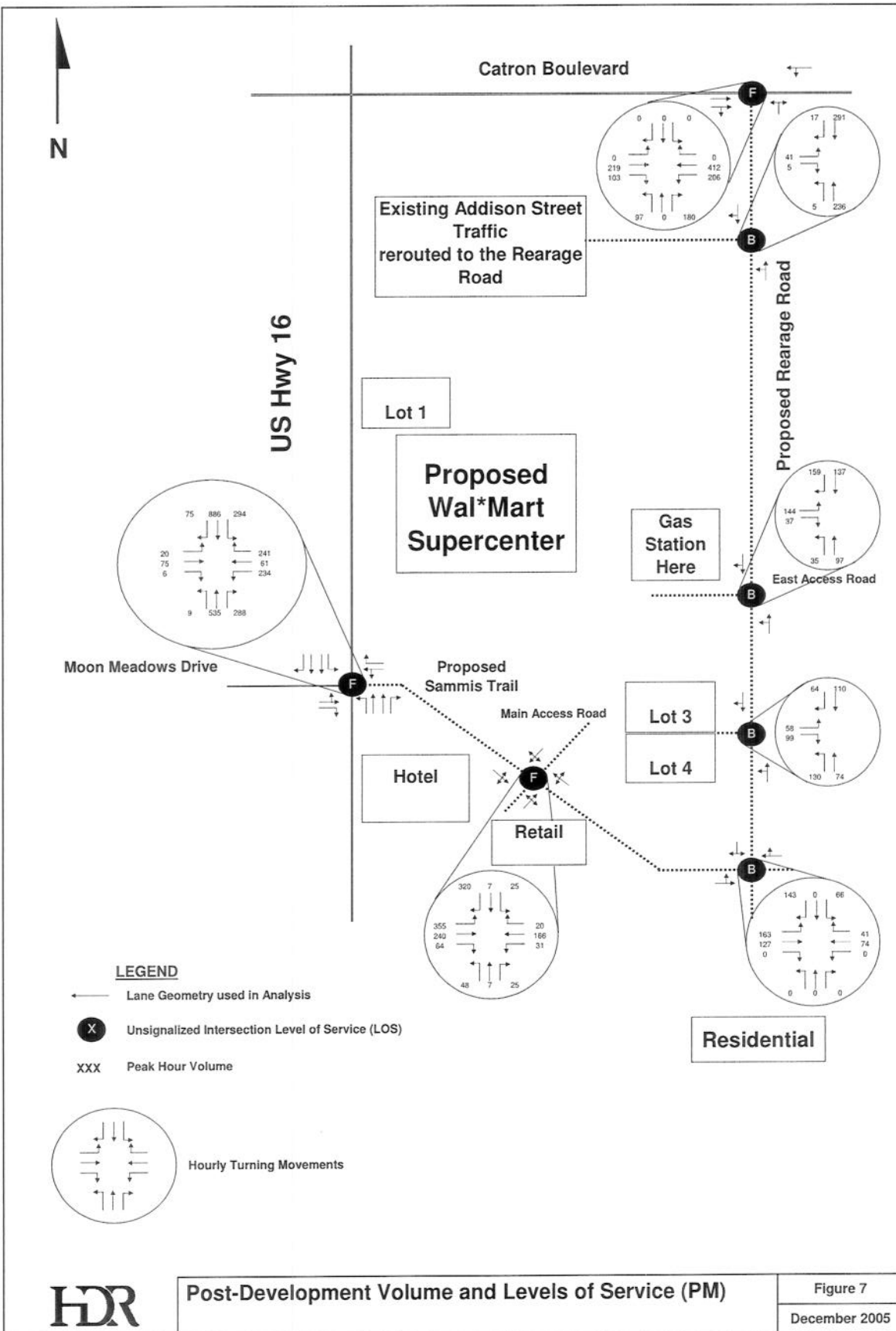


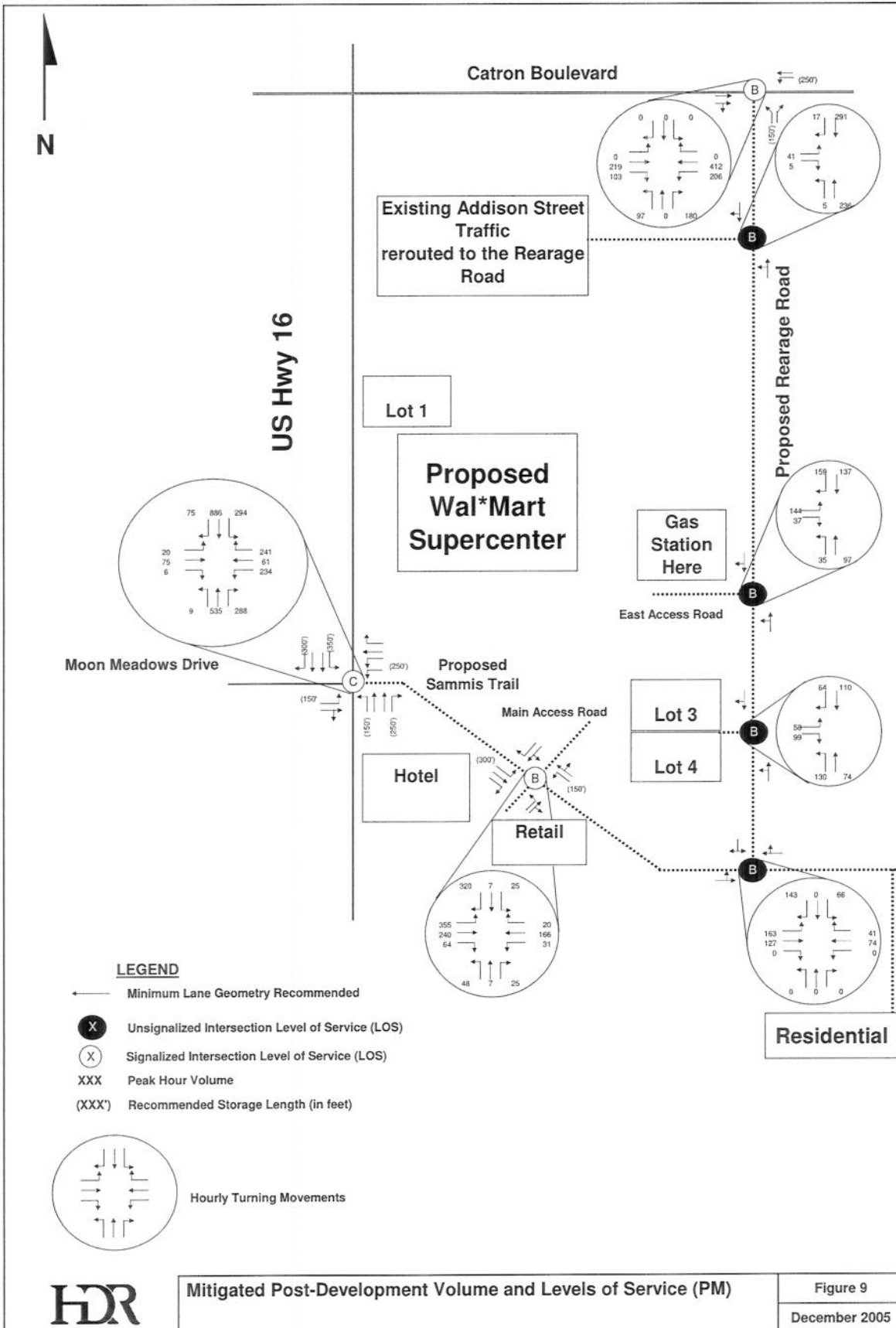
VICINITY MAP

RECEIVED

JUL 08 2005

Rapid City Growth





HDR

Mitigated Post-Development Volume and Levels of Service (PM)

Figure 9

December 2005

