

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

From: "lisa gallagher" <lisa\_a\_gallagher@hotmail.com>  
To: <CouncilGroup@rcgov.org>  
Sent: Sunday, July 23, 2006 7:16 PM  
Subject: rezoning

> This is in regards to the proposed rezoning of the property at 3402 Cottonwood Drive. I am voicing my opposition to the proposed rezoning of the Calvary Lutheran Church to Office Commercial space. There are countless commercial areas available to Wellspring, Inc. for the uses they intend. This is a quiet family neighborhood which already sees a great deal of traffic. As it is, a 16-unit condo/apartment building is near completion on Evergreen, immediately across from my home. I was not permitted to be involved in the deciding factor to add this unit to our neighborhood, although I am a homeowner here. I hope that the community will be given voice in making this further decision about altering our neighborhood. I am certain that Wellspring does many good things for the troubled youths and adults here in Rapid City, but the excess traffic that it will bring and the concerns for the many children in our community highlight a need to protect this area.

>

> I appreciate your attention. I do plan to attend some of the upcoming meetings to voice my opposition in person.

>

> Thank you.

>

> Lisa A. Gallagher

>

06RZ020 / 06CA019

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

**From:** [Barb Bom](#)

**To:** [CouncilGroup@rcgov.org](mailto:CouncilGroup@rcgov.org)

**Sent:** Monday, July 24, 2006 9:16 AM

**Subject:** Rezoning of Calvary Lutheran Church

Dear Council Members,

It has been brought to my attention that the property where Calvary Lutheran Church is may be rezoned. I am writing to let you know that I for one am against this. I have lived in that neighborhood for 20 years. It is quite and safe and as a single woman, this is of the utmost importance to me.

If this rezoning is approved, it then becomes even easier to get it rezoned once again. What is to stop the new owners of the property from turning around at a later date and selling to someone who decides the building would make a good bar? What is to stop someone from buying Canyon Lake School and turning it into a night club?

Please listen to the residents of this area and leave the zoning residential.

Thank you for your time.

Sincerely,

Barbara Bom  
2002 2nd Avenue  
Rapid City, SD 57702-3322  
605-348-5815

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

**From:** [Emily Price](#)

**To:** [councilgroup@rcgov.org](mailto:councilgroup@rcgov.org)

**Sent:** Monday, July 24, 2006 9:06 AM

**Subject:** Rezoning of 3402 Cottonwood Drive to Wellspring Inc.

I live at 2105 Forest Street in the Canyon Lake area. Someone left a flyer on my door Friday asking me to email the Council to protest the above rezoning.

However, I am TOTALLY IN FAVOR of this rezoning. I doubt very much if the opposition is to rezoning in general, but is aimed in particular at the Wellspring facility. No one sets up a cry of protest when older homes are bulldozed to make room for high density apartments that add to the traffic and noise. The church itself probably caused more traffic congestion and noise, albeit only on a weekly basis, than the new Wellspring facility will. Additionally, I don't swallow the scare tactic that this one rezoning will open the floodgates for rezoning and first thing you know the Canyon Lake area will be filled with gas stations, casinos, dance halls, and saloons. I trust our planning commission and council to review each situation thoughtfully and objectively.

I'm sure the Wellspring facility will blend in seamlessly with the surrounding community and allow them to continue their valuable work, which benefits everyone. Please vote yes on the rezoning proposal.

*[Emily Price](#)*

06RZ020 / 06CA019

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

From: "Gurmanator" <gurmanator@rushmore.com>

To: <councilgroup@rcgov.org>

Sent: Monday, July 24, 2006 8:24 PM

Subject: Calvary Lutheran church

>I do not want this property rezoned to office commercial. Its nice to come home at night to a quiet neighborhood, and leave the city. If one office building comes in, how far will another one be. And another and another. until we are living in downtown.

> Please vote no to any rezoning.

> Brian Gurr

> 1929 Twin Elm Dr.

> Rapid City

>

06RZ020 / 06CA019

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

From: "Rainforest" <rainforest@rushmore.com>

To: <councilgroup@rcgov.org>

Sent: Monday, July 24, 2006 8:20 PM

Subject: Calvary Lutheran church

>I understand that Calvary Lutheran church is wanting a rezoning to  
>office commercial. I am very much opposed to this. the neighborhood  
>is a nice quiet place now, and a  
> good place to live. offices and commercial buildings are taking over  
> too many neighborhoods.  
> the streets are too narrow to accommodate commercial traffic. then  
> there would be more  
> street repair and making them wider, and higher taxes. we need to  
> keep this neighborhood  
> just like it is, safe for our children to play in, and not be afraid  
> of business traffic.  
> Please DO NOT rezone this area.  
> Janet Gurr  
> 2310 38th St.  
> Rapid City.  
>

06RZ020 / 06CA019

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

**From:** Ward <bodaciousrules@rap.midco.net>

**To:** <councilgroup@rcgov.org>

**Sent:** Tue, 25 Jul 2006 09:41

**Subject:** Fwd: proposed rezoning of Calvary Lutheran Church area

Dear Sirs and Madams,

We own a home and live at 1825 Evergreen Dr., which is kitty corner from Calvary Lutheran Church. We are against the proposed rezoning of this area from medium density residential to office commercial. We feel that Wellspring's work is necessary and that they are doing a fine job. However, there are other places that they could locate this facility that would already be zoned commercial. For instance the former DAN'S Supermarket building.

Thank you for your time.

Sincerely,

Ward and Sharon Dye      bodaciousrules@rap.midco.net

06RZ020 / 06CA019

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

**From:** Arnold Gust <ancgust@rushmore.com>

**To:** <COUNCILGROUP@rcgov.org>

**Sent:** Mon, 24 Jul 2006 21:30

**Subject:** Fwd: Rezoning Calvary Lutheran church property

I am writing this e-mail to urge all city council members and the Mayor to vote against the rezoning of Calvary Lutheran Church property to OFFICE COMMERCIAL, I am a member of Calvary Lutheran church and have been for many years, but I am also a resident of the CANYON LAKE AREA. I am just concerned what is going to happen to our Canyon Lake area if little by little it gets rezoned to commercial. Thank You

Sincerely Arnold V. Gust

06RZ020 / 06CA019

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

**From:** Todd Potter <TPOTTER@gp.usbr.gov>

**To:** <councilgroup@rcgov.org>

**Sent:** Tue, 25 Jul 2006 11:04

**Subject:** Fwd: Rezoning of Canyon Lake Area

City Council Members,

We are concerned about a recent proposed action to rezone the Canyon Lake area, particularly the Calvary Lutheran Church area, from medium density residential to office commercial.

We are home owners and active voters in the affected area, 1820 Sun Valley Drive, and are extremely opposed to this motion to rezone. The neighborhood we live in is very quiet, with an abundance of families with children. This motion to rezone to office commercial will have a negative effect on property values and bring unwanted traffic into a quiet and peaceful neighborhood. The streets in the proposed area were built for quiet, residential use, as they are very narrow and meandering. An increase in traffic will ultimately lead to accidents pertaining to children who ride bikes and recreate throughout the neighborhood, as well as an increase in crime.

Council Member Karen Gunderson Olson, as head of the Future Land Use subcommittee, our future lies in your hands. Please see that the best interests of the people who voted you in are met, not the interests of business looking to invade a peaceful residential district.

Rezoning the Canyon Lake area will open the door for more commercial businesses to establish themselves in a neighborhood tailored to homes. The rezoning would set a precedence for any business to move into any residential neighborhood in Rapid City. We as a city need to put our foot down, and cannot let this happen. Our hope is that the City Council will do everything possible to keep the current zoning ordinance, and not allow business to move into neighborhoods where they are not wanted. Let me ask you this Council Members, would you like a business moving into your peaceful neighborhood?

Thank you for your attention to our concerns. We look forward to hearing from you.

Yours Respectfully and Sincerely,

Todd and Lonna Potter  
1820 Sun Valley Drive  
Rapid City, SD



06RZ020 / 06CA019

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

**From:** [Al Lloyd](#)

**To:** [CouncilGroup@rcgov.org](mailto:CouncilGroup@rcgov.org)

**Sent:** Tuesday, July 25, 2006 4:26 PM

**Subject:** Rezoning of Calvary Lutheran Church property

Dear City Council Members: I am strongly opposed to the rezoning of the Calvary Lutheran Church property. I feel this is a move that opens another door toward destroying neighborhoods. Already the MDR classification has caused many, many homeowners to suffer from large apartment complexes that are unwanted. This is another step in the wrong direction. I am in hopes that you will not look favorably on this process of rezoning the property from MDR to Office Commercial. It needs to stay a residential area.

Sincerely,

Troy A. Lloyd  
1936 Elmhurst Dr.  
Rapid City, SD 57702  
719-9805

06RZ020 / 06CA019

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

**From:** Debbie Bertrand <diggerdeb@hotmail.com>

**To:** CouncilGroup@rcgov.org

**Sent:** Thu, 27 Jul 2006 13:02

**Subject:** Fwd: Calvary Lutheran Church Property

Dear Council Members:

I am a new homeowner on 2nd Avenue. I moved to this particular area because of its uniqueness and comfort of a homey style of living. I oppose the rezoning of the property at the Calvary Lutheran Church as I believe it will take away the "neighborhood" out of the area. I hope you will reconsider and not allow this to happen.

Debra Bertrand  
2021 Second Avenue  
Rapid City, SD 57702

06RZ020 / 06CA019

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

**From:** [Jan Evans](#)

**To:** [CouncilGroup@rcgov.org](mailto:CouncilGroup@rcgov.org)

**Sent:** Thursday, July 27, 2006 2:34 PM

**Subject:** Possible zoning change in my residential area.

Wellspring sponsored a meeting at the Calvary Lutheran Church on Tuesday, July 25th to let those that are within a 150' - 200' radius of the church know that they were purchasing it if they could get the property zoned to commercial. There were probably only a couple of people that received the notice prior to the meeting and one of those people let everyone else in on the meeting schedule even if we didn't live in the 200' radius. This is our neighborhood and we want to keep the integrity of the neighborhood as a residential area and DO NOT want property to be zoned as commercial in our neighborhood. This encroachment on our residential property brings extra traffic to our area and the potential for crime. There should be plenty of commercial properties for sale that could accommodate their needs. We are passionate about our neighborhood and how we want it to be maintained. Please come to the meeting with the zoning people tonight, Thursday, July 27th, and meet with us to see how much we want to maintain the integrity of our neighborhood. This is our home and we DO NOT want commercial properties coming into our area.

Thank you for your time and I hope to see any or all of you at the meeting tonight.

Janice Evans  
3608 Washington Street  
Rapid City, SD 57702

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

**From:** James White <soundpro@rushmore.com>

**To:** <CouncilGroup@rcgov.org>

**Sent:** Fri, 28 Jul 2006 20:39

**Subject:** Fwd: Invite to Wellsprings facility on St. James St.

To all council members,

First let me introduce myself. I am Jim White and I am on the board of directors of Wellspring here in Rapid City. As some of you may already know we have requested a rezoning of the Calvary Lutheran Church so we might be able to purchase it and consolidate our day programs that we currently operate in two different locations at the present time. There is some neighborhood opposition to our request, which we do understand, but we would ask that all of you take the time to come to our St. James St. facility to see what we do, and more importantly how we do it. We honestly believe that what we propose for the church is truly in the best interest of the neighborhood. We will work very diligently to ensure the integrity of the site and the neighborhood. I know that some of the neighbors have fear over the changes that are taking place in their community, but we feel that we are better prepared to work along side of them to insure the continuation of this neighborhood. What we ask is that before you are called upon to make a decision on this issue, that you will make an effort to learn as much as you can about us.

I would like to thank you in advance for taking the time to read this, and we look forward to showing you our facility.

I am respectfully yours,  
Jim White  
Sound Pro

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

**From:** Mulwyk1@aol.com

**To:** councilgroup@rcgov.org

**Sent:** Fri, 28 Jul 2006 12:41:42 EDT

**Subject:** Fwd: re-zone of Calvary Lutheran Church

I want to make you aware of the neighborhood meeting last night at Calvary Lutheran Church. There were about 80 people there including Karen Olson, Deb Hadcock and Malcom Chapman from the City Council and Vicki Fisher and Marge Elkins from city Growth Management office.

At issue is the proposed sale of the church to Wellspring Inc. Wellspring has requested a rezone of the property to Office/Commercial. The neighborhood is currently zoned medium density residential as specified in the Canyon Lake Overlay.

This is an absolutely unique neighborhood in Rapid City...or any city. It is an area of narrow twisting streets, huge old trees, older homes alongside newer homes alongside cottages. Residents are working families and retired folks and young marrieds. It's an area of joggers and dog walkers and children playing in the street. Most everyone knows their neighbors...it is, in short, a traditional residential neighborhood.

Needless to say, the residents feel it would be a tragic mistake to spot zone the church property as Commercial. We feel it would forever ruin the character of the neighborhood.

Two interesting proposals came out of last nights meeting:

The first was a proposal to start a Canyon Lake Neighborhood Association. Several residents are, in fact, moving forward with the organization of such an association. Perhaps you have some tips on how to proceed?

The second proposal was that the city purchase the property and convert it into a small neighborhood park. The park would be a place for children to play and seniors to sit. It would be a real asset to the neighborhood. And it would retain our neighborhoods unique pedestrian character. Could you give us some advice on how to work such a proposal through city government?

Bob and Sharon Gustafson  
1930 Evergreen Dr.  
343-1803

06RZ020 / 06CA019

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

From: dot schmitendorf &lt;fldotspot@earthlink.net>

To: [CouncilGroup@rcgov.org](mailto:CouncilGroup@rcgov.org)

Sent: Sun, 30 Jul 2006 13:47

Subject: Fwd: RE: Rezone request 3402 Cottonwood

James and Dorothy Schmitendorf  
2022 1st Avenue  
Rapid City, SD 57702

August 1, 2006

City of Rapid City  
City Council Members

We wish to address our concerns regarding the rezoning request for the property at 3402 Cottonwood (Calvary Lutheran Church) from Medium Residential Density to office Commercial to effect the sale of the property to Wellspring, Inc.

We're against it!

We can surely agree that the area between Jackson Boulevard and Canyon Lake Drive is intensely residential with many odd, narrow streets, many of which dead-end. A lot of the homes are owner occupied and my feeling is that the whole area is on the upswing. When you do a slow drive through, you'll see many, many homes with recent improvements. This is a good thing for the area and for Rapid City.

We're pretty sure that setting a precedent for rezoning to Office Commercial will not enhance the area in the future. It will surely change the quality of life we now enjoy here.

We ask that you consider our rights as residents of a 'neighborhood' in considering this rezoning request.

Sincerely,  
James A. and Dorothy C. Schmitendorf, owners/residents  
2022 1st Avenue  
Rapid City, SD 57702  
605-348-3031

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

**From:** [Peggy Saunders/Steve Manlove](#)

**To:** [councilgroup@rcgov.org](mailto:councilgroup@rcgov.org)

**Sent:** Monday, July 31, 2006 7:53 PM

**Subject:** FW: Calvary Lutheran Church rezoning

Dear Council Members:

I am the President of the Wellspring Board of Directors and I have been involved with Wellspring since it was founded. I am writing in favor of the proposal to rezone the Calvary Lutheran Church property on Cottonwood Street. There are several issues I would like you to consider as you think about this:

1. Use of the property by Wellspring would result in very little change to the neighborhood. The building would not look different on the outside. The traffic change in the neighborhood would be minimal; indeed there would be far less traffic on Wednesday and Saturday evenings and Sunday mornings. There would be no parking congestion at any time. Most Wellspring programming for the proposed site takes place between 3:00 p.m. and 8:00 p.m.; we need parking for less than 40 cars.

2. I understand the neighbors' concern that rezoning opens the door to less desirable commercial ventures should Wellspring ever sell the property. (Indeed, at the public meetings, several individuals said they supported Wellspring coming into the neighborhood, but opposed rezoning because of who might buy the property if Wellspring ever needed to sell.) Zoning as Office Commercial with Planned Development Designation, which Wellspring supports, would ensure that the neighborhood would have significant input into potential uses of the land should Wellspring ever need to sell the property.

3. In the ten years of Wellspring's existence, we have never had a complaint from any of the four neighborhoods where we have operated programs. Children attending the Youth and Family Counseling Center (the program which would be housed on the property under discussion) are not dangerous. Youth and families served at the new location are at the low end of the risk continuum: they are students who have been absent from school and have fallen behind (we give them tutoring to catch up, along with counseling), foster children who need help adjusting to a new foster family, youth who have a single parent and are beginning to question parental authority, etc. Children with more serious problems, including youth who exhibit aggressive or violent behavior, are treated in more secure environments at Wellspring's residential and inpatient treatment centers, or referred to other agencies. Almost all of the adolescents in Youth and Family Counseling Center programs would attend public school during the day and come to the Cottonwood Street property after school. All youth would go to their own homes at night.

4. Wellspring serves a major need in Rapid City. All of the Wellspring programs together serve approximately 300 children and their families yearly. The program which would be housed on the property under discussion has an average weekly enrollment of 50 adolescents who come from all across Rapid City. Wellspring has been very successful at helping struggling children turn their lives around and become productive members of our community. We believe the programs we provide strengthen families and keep children in school and out of Court Services and the Juvenile Services Center.

5. I have attended both of the public meetings hosted by Wellspring at Calvary Lutheran Church. A very small percentage of the neighbors attended either meeting (10 people attended the first meeting; 23 attended the second) with many of the same people attending both meetings. In both cases, individuals from the neighborhood made a special effort to speak with me privately to express their support for Wellspring coming into their neighborhood. I am confident that once Wellspring is operating in the area, the rest of the neighborhood will become comfortable and even proud to have us as their neighbor.

06RZ020 / 06CA019

Please contact me if I can give you more information. We would love to have you visit our St. James Street facility so we can show who we are.

Stephen P. Manlove, M.D.  
President, Wellspring Board of Directors



06RZ020 / 06CA019

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

**From:** [Donna Neal](#)

**To:** [CouncilGroup@rcgov.org](mailto:CouncilGroup@rcgov.org)

**Sent:** Sunday, July 30, 2006 12:52 PM

**Subject:** Canyon Lake Area Wellspring move

I have lived in my home on Evergreen Dr. for 51 years. This may be an older neighborhood, but I feel it is perhaps one of the safer places to live.

I don't feel this should be rezoned to Office Commercial.

Please **do not** rezoned to Office Commercial. Keep this part of Canyon Lake the nice residential area it is now.

Pauline Ball  
1805 Evergreen Dr.  
Rapid City, SD 57702

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

From: "Barb Fierro" <barb.fierro@wellspringrc.org>  
To: <tom.johnson@rcgov.org>; <mike.schumacher@rcgov.org>;  
<deb.hadcock@rcgov.org>; <sam.kooiker@rcgov.org>;  
<bill.okrepkie@rcgov.org>;  
<ron.kroeger@rcgov.org>; <bob.hurlbut@rcgov.org>;  
<karen.olson@rcgov.org>;  
<lloyd.lacroiz@rcgov.org>; <malcom.chapman@rcgov.org>  
Sent: Tuesday, July 25, 2006 3:58 PM  
Subject: <no subject>

Dear City Council Member

We understand that our application for rezoning the property currently owned and occupied by Calvary Lutheran Church has sparked considerable interest and we would like to have an opportunity to review Wellspring's intended use of the property with you and answer any questions you have.

We have had two meetings with the community because we want to be good neighbors. We truly believe Wellspring is going to cause less intrusion and traffic congestion in the neighborhood than the church has caused.

It appears that the primary objection by the neighbors is the rezoning of the property to office-commercial. Since the building already exists, we believe it is a suitable location for our family counseling center, however rezoning seems to be our only option at this time.

I will be calling each of you tomorrow to see if you have a few minutes in your schedule to join us, individually, and at your convenience, for a short meeting.

Barbara

Barbara Fierro Development Director  
..... Wellspring, Inc.  
1600 Mt. View Rd. Suite 102  
Rapid City, SD 57702  
p. 605-718-4870  
f. 605-718-4878  
e. barb.fierro@wellspringrc.org

[www.wellspringrc.org](http://www.wellspringrc.org)

06RZ020 / 06CA019

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

From: Todd Potter [<mailto:TPOTTER@gp.usbr.gov>]  
Sent: Tuesday, August 01, 2006 9:27 AM  
To: bill.okrepkie@rcgov.org; councilgroup@rcgov.org;  
karen.olson@rcgov.org; mayor@rcgov.org; planning.commission@rcgov.org  
Cc: lonnak20@yahoo.com; pottersinthehills@yahoo.com  
Subject: Canyon Lake Overlay

Mayor Shaw and Council Members,

We were unable to attend the planning commission's meeting held Thursday, July 27th at Calvary Lutheran Church. As home owners in the affected area, 1820 Sun Valley Drive, we would greatly appreciate the minutes from the meeting, or an overview (if no one recorded minutes) so that we may further educate ourselves on this issue.

From what we have seen from the City's website, the City plans to rezone the whole canyon lake area, and not just the block where the church resides. In talking with some of my neighbors, nobody understands the geometry of the area to be rezoned. It seems only fair for the City of Rapid City to notify the residents of the affected area, so that they may be informed of what the City has planned for the neighborhood. Thus far, we have received nothing of the sort. This concerns us, in that there must be a vested interest (\$\$\$\$\$\$\$) in developing this area into an office park of some sort. What will this do to our taxes and property values? This is a "middle class" neighborhood in a beautiful area of Rapid City. Would this sort of thing be considered in a "upper class" neighborhood? Does the City intend to turn its back on its hard-working, middle-class residents?

We look forward to hearing from you and working with you.  
Yours Respectfully and Sincerely,

Todd and Lonna Potter  
1820 Sun Valley Drive  
Rapid City

06RZ020 / 06CA019

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

**From:** drkayfoland@rushmore.com

**To:** drkayfoland@rushmore.com

**Sent:** Tue, 01 Aug 2006 11:24

**Subject:** Fwd: Proposal from Wellspring to buy and use Calvary Lutheran Church

Dear Mayor Shaw and Council Members:

I am a member of Calvary Lutheran Church and a registered nurse working in Rapid City. I would like to urge you to vote and allow rezoning from medium density to Office Commercial so that Wellspring can buy and use the church for its outpatient counseling services.

Wellspring has an excellent record of working with and changing youth through its counseling programs. In over 10-years of word, there have been no complaints with this agency or the people it serves by neighbors or others.

The youth, children and their families who will use this new location are at low risk for problems related to disupting the neighborhood. The youth that have much more potential to worry the neighbors are not being treated in this proposed facility, but at another more secure place (in-patient treatment center). Wellspring does such wonderful work and has the potential to do more work if allowed to move to this new building.

I urge you to vote to support the rezoning and allow Wellspring to purchase and use Calvary Lutheran Church when the issue comes up on August 21st. Thanks for your time and consideration. Kay Foland

Kay Foland  
6815 Riviera Court  
Rapid City, SD 57702

06RZ020 / 06CA019

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

**From:** Judy Leinweber [mailto:jewelry123@rushmore.com]

**Sent:** Wednesday, August 02, 2006 7:28 PM

**To:** CouncilGroup@rcgov.org

**Subject:** Rezoning of the property located at 3402 Cottonwood Drive

Greetings,

This e-mail is being sent to let you know my concerns about changing the zoning of the property own by the Calvary Lutheran Church at 3402 Cottonwood Drive to office commercial so that Wellspring, Inc. may purchase it.

This property is located in the middle of a well established, older neighborhood. The streets are narrow and in many instances if a car is parked on the street the street isn't wide enough for two way traffic. (one of the cars must yield to the oncoming car)

My other concern is opening up our neighborhood to further commercial rezoning. Calvary Lutheran Church is just one long block on either side from Jackson Blvd. and Canyon Lake Drive.

I own a house just 2 blocks from the church. I knew the church was there when I bought the house which added to the appeal of the neighborhood. It never occurred to me that the church would sell to a business that wanted to rezone it for commercial use. I love my house and my neighborhood and I would hate to see the area be zoned for office commercial use.

Sincerely,

Judy Leinweber  
1825 Hartland Ct.

Dear Peggy,

I appreciate all that Wellspring does for the community. My objection is not with Wellspring. My interest is in preserving the residential quality of this neighborhood. First of all, I believe that a rezone of this property to Neighborhood Commercial would be ignoring the City's Comprehensive Plan, which designates this area as medium density residential. Commercial of any kind has long term implications for this neighborhood that I feel are negative. This is a special neighborhood constantly pressed by the commercial development of Jackson Boulevard on the south and Canyon Lake Drive on the north. Throughout my tenure on the Council, I've been a solid supporter of preserving neighborhoods from commercial intrusion of any kind.

In my view, it's not about Wellspring, it's about a rezone, which could bring commercial into a neighborhood that is a haven for seniors who have worked a life time to pay for their homes and young families moving into home ownership for the first time. My support goes for preservation of this unique neighborhood.

Karen Gundersen Olson, Ward 3

---

From: Peggy Saunders/Steve Manlove [mailto:manlove@rapidnet.com]  
Sent: Monday, July 31, 2006 7:54 PM  
To: councilgroup@rcgov.org  
Subject: FW: Calvary Lutheran Church rezoning

Dear Council Members:

I am the President of the Wellspring Board of Directors and I have been involved with Wellspring since it was founded. I am writing in favor of the proposal to rezone the Calvary Lutheran Church property on Cottonwood Street. There are several issues I would like you to consider as you think about this:

1. Use of the property by Wellspring would result in very little change to the neighborhood. The building would not look different on the outside. The traffic change in the neighborhood would be minimal; indeed there would be far less traffic on Wednesday and Saturday evenings and Sunday mornings. There would be no parking congestion at any time. Most Wellspring programming for the proposed site takes place between 3:00 p.m. and 8:00 p.m.; we need parking for less than 40 cars.
2. I understand the neighbors' concern that rezoning opens the door to less desirable commercial ventures should Wellspring ever sell the property. (Indeed, at the public meetings, several individuals said they supported Wellspring coming into the neighborhood, but opposed rezoning because of who might buy the property if Wellspring ever needed to sell.) Zoning as Office Commercial with Planned

Development Designation, which Wellspring supports, would ensure that the neighborhood would have significant input into potential uses of the land should Wellspring ever need to sell the property.

3. In the ten years of Wellspring's existence, we have never had a complaint from any of the four neighborhoods where we have operated programs. Children attending the Youth and Family Counseling Center (the program which would be housed on the property under discussion) are not dangerous. Youth and families served at the new location are at the low end of the risk continuum: they are students who have been absent from school and have fallen behind (we give them tutoring to catch up, along with counseling), foster children who need help adjusting to a new foster family, youth who have a single parent and are beginning to question parental authority, etc. Children with more serious problems, including youth who exhibit aggressive or violent behavior, are treated in more secure environments at Wellspring's residential and inpatient treatment centers, or referred to other agencies. Almost all of the adolescents in Youth and Family Counseling Center programs would attend public school during the day and come to the Cottonwood Street property after school. All youth would go to their own homes at night.

4. Wellspring serves a major need in Rapid City. All of the Wellspring programs together serve approximately 300 children and their families yearly. The program which would be housed on the property under discussion has an average weekly enrollment of 50 adolescents who come from all across Rapid City. Wellspring has been very successful at helping struggling children turn their lives around and become productive members of our community. We believe the programs we provide strengthen families and keep children in school and out of Court Services and the Juvenile Services Center.

5. I have attended both of the public meetings hosted by Wellspring at Calvary Lutheran Church. A very small percentage of the neighbors attended either meeting (10 people attended the first meeting; 23 attended the second) with many of the same people attending both meetings. In both cases, individuals from the neighborhood made a special effort to speak with me privately to express their support for Wellspring coming into their neighborhood. I am confident that once Wellspring is operating in the area, the rest of the neighborhood will become comfortable and even proud to have us as their neighbor.

Please contact me if I can give you more information. We would love to have you visit our St. James Street facility so we can show who we are.

Stephen P. Manlove, M.D.  
President, Wellspring Board of Directors

06RZ020 / 06CA019

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

**From:** jeffkatrina [mailto:jeffkatrina@rushmore.com]

**Sent:** Friday, August 04, 2006 8:44 AM

**To:** doug.andrews@rcgov.org; ethan.schmidt@rcgov.org; gary.brown@rcgov.org;  
mike.lemay@rcgov.org; thomas.hennies@rcgov.org; holly.brenneise@rcgov.org;  
dennis.landguth@rcgov.org; mel.prariechicken@rcgov.org; pete.anderson@rcgov.org;  
ida.fastwolf@rcgov.org; john.brewer@rcgov.org; karen.waltman@rcgov.org;  
councilgroup@rcgov.org

**Cc:** mayor@rcgov.org; marcia.elkins@rcgov.org

**Subject:** Wellspring

As former member of the Rapid City Council, I am familiar with the Ex-Party Communication Guidelines for the Planning Commission and therefore have made sure to email every member of the commission and the Director of Growth Management.

Please see the attached letter.

Thank you for all you do,  
Jeff

Here is the body of the letter:

August 4, 2006

Dear Council Group and Planning Commission,

I can assure you that I understand the difficult decisions that need to be made at every meeting and am very appreciative of your dedication to the future of Rapid City. The decision on rezoning is always one of contention and so is the following:

No. 06RZ020 - The Cottonwoods Subdivision

A request by Barbara Fierro for WellSpring, Inc. and Calvary Lutheran Church to consider an application for a **Rezoning from Medium Density Residential District to Office Commercial.**

The question of what to do with a soon to be vacated church is one easily answered by WellSpring, Inc. Like the Church, WellSpring reaches out to families in the community who need help and provide counseling and guidance for a better tomorrow.

I am confident that WellSpring will be a very good neighbor, as they will be doing similar activities as the surrounding families from 3:30-8:30p.m. including:

- Group Discussions
- Life Skills Education
- Homework
- Meal Time

Wellspring also has a 24-hour residential program. Please be aware that section 17.12.030 of The Rapid City Municipal Code allows for Group Homes. Section I would



support Wellspring's Inpatient program, which seems to be of major concern by neighbors. However, Wellspring has presented an outpatient program for weekdays. This factor should be carefully analyzed by those opposed.

You may know that I am not only a volunteer for Wellspring, Inc., but also part of a family success story. Our family needed the assistance of Wellspring to help get our parenting and our son on the right track. Wellspring was founded to provide family-based services and I can assure you that their ongoing success will be enhanced by a larger facility.

If you have any questions or concerns, please call me at 484-8606. I look forward to visiting with you regarding this issue. Above all, thank you for your service to Rapid City. The community appreciates your time and effort!

Sincerely,

*JP*

Jeffrey D. Partridge

06RZ020 / 06CA019

August 7, 2006

Sam Kooiker  
629 St. Andrew  
Rapid City, SD  
57701

Dear Mr. Kooiker,

Recently I became aware of the debate regarding Wellspring purchase of the Calvary Lutheran Church to house the outpatient counseling services for youth of Rapid City. This program provides intense counseling for adolescents and older children who come to the facility for 4-5 hours of time and usually come 3 to 4 times a week.

As a nurse practitioner in the psychiatric field I have found this service to be extremely valuable to families who have difficulties with school performance, limit setting. Peer relationship problems and kids with poor self esteem problems also benefit from this type program.. The kids who use the day program are not seen as high risk. Youth and parents who need help adjusting to foster families or single parents also benefit from this center.

Wellspring has a ten year history that has never had a complaint from the neighbors who live around the inpatient and outpatient facility. The unfortunate response of the neighborhood around Calvary Lutheran Church has been disappointing. It seems to be based on inaccurate understanding about the children who utilize the services at Wellsprings. No doubt, the children who attend that church and attend youth activities may well be some of the children who also need services from Wellsprings.

Many youth who are not at extreme risk were without services until Wellspring was organized ten years ago. These may be the leaders of tomorrow. Please consider carefully the important rezoning application before the council on August 20, 2006.

Sincerely,

Sheryl Jackson, MSN, CNP

August 3, 2006

Rapid City Planning Commission,  
Rapid City, S. D.

To the members of the Planning Commission:

Having lived in our home in the Canyon Lake area of Rapid City for the past 58 years, we feel it our duty and obligation to write to you and express our concerns regarding the move in progress to change the area from Medium density to Commercial zone. We have attended the 2 meetings at Calvary Lutheran Church on July 25<sup>th</sup> and July 29<sup>th</sup>. There are several matters regarding this change that need to be given serious consideration.

1. - This has been a strictly residential area. We bought our home on 9<sup>th</sup> and in 1948 and have resided here since. At that time we did not have City water or sewer or paved streets. The Canyon Lake School was being built & since there have been other schools built making it an ideal family area where people felt it a safe place to live.

2. - The Crime factor in our area is probably the lowest in Rapid City.

3. - The streets are too narrow to accommodate the additional traffic of a Commercial area.

4. - The bike path provides a safe place where people can walk, jog, bike or just enjoy the safety of the area. The Golf Course and Canyon Lake Park are close for everyone to enjoy.

5. - If the change is made to Commercial much of the above could be lost, since we would be letting the door open to allow further commercialization. Business places might not endure without the residents who support them.

6. - The, as residents resent the fact that outsiders want to come in <sup>to</sup> change the area for their own advantage.

We hope that you will deliberate at length and weigh carefully the advantages and disadvantages before you vote.

Respectfully submitted,

Fred B. Schwalen

Malinda O. Schwalen

P.S. This is at least the 3<sup>rd</sup> time that we have had to bring this issue to a vote in our area.

**RECEIVED**

AUG 08 2006

06RZ020 / 06CA019

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

**From:** Monte Loos <looskota@rushmore.com>

**To:** <CouncilGroup@rcgov.org>

**Sent:** Wed, 9 Aug 2006 12:42

**Subject:** Fwd: Calvary Lutheran Church

Dear Members of Rapid City Common Council

I am a resident of the Canyon Lake Area, moving into our home in January 1966. We chose that area because of the quiet neighborhoods, the well kept homes and the friendliness of the neighbors. Lately there has been a great change in this area, some what due to action taken by the Council and Planning Commission. As you know in most of the area the streets are very narrow and no alleys, which can cause great problems when this is changed to commercial zoned.

I live at 2032 Monte Vista Dr. and recently a large apartment complex was built at the corner of Monte Vista and Canyon Lake Dr. This complex does not have sufficient parking, a portion of the parking is not paved. You can see vehicles parked on what is suppose to be grass. When the occupants come out of the parking area and because of the trees along the street and large number of mail boxes it blocks the view for everyone and the results have been a large number of close call which could have resulted in accidents. I was also under the impression that all new facilities needed to be the parking lots paved, this is not the case, there is a paved parking but not enough to handle the volume of parking needed. The owners now have put down gravel or crushed asphalt, which I was told by the city that you can not use, covering up parts of the grass area. Parking is allowed only on the east side of Monte Vista, but yet residents of the complex park on both sides of the street which prevents you from being to get through, and you often have to go around the block to get to your destination. I have called the Police Department about this, but I am not sure that they do anything about it. There is only one dumpster for the entire complex and most days it is full and running over, causing trash & garbage to blow around the area, which brings dog with no leashes gathering in the area.

My point is I am totally against any development that is for Office Commercial in this area because the infrastructure is not build for this type of development. I have talked to many of our neighbors and we all plan on objecting to this proposed change in rezoning. I am very concerned like our neighbors that this will cause our area to become blighted, I am not anti-growth just make sure that the area you allow this type of growth can handle the additional demands that it will create.

Sincerely yours

Monte Loos

2032 Monte Vista Dr

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

**From:** Karen

**Sent:** Wednesday, August 09, 2006 6:20 PM

**To:** 'jeffkatrina'; doug.andrews@rcgov.org; ethan.schmidt@rcgov.org; gary.brown@rcgov.org; mike.lemay@rcgov.org; thomas.hennies@rcgov.org; holly.brenneise@rcgov.org; dennis.landguth@rcgov.org; mel.prariechicken@rcgov.org; pete.anderson@rcgov.org; ida.fastwolf@rcgov.org; john.brewer@rcgov.org; karen.waltman@rcgov.org; councilgroup@rcgov.org

**Cc:** mayor@rcgov.org; marcia.elkins@rcgov.org

**Subject:** RE: Wellsping

Dear Jeff, I appreciate all that Wellspring does for the community. My objection is not with Wellspring. My interest is in preserving the residential quality of this neighborhood. First of all, I believe that a rezone of this property to Neighborhood Commercial would be ignoring the City's Comprehensive Plan, which designates this area as medium density residential. Commercial of any kind has long term implications for this neighborhood that I feel are negative. This is a special neighborhood constantly pressed by the commercial development of Jackson Boulevard on the south and Canyon Lake Drive on the north. Throughout my tenure on the Council, I've been a solid supporter of preserving neighborhoods from commercial intrusion of any kind.

In my view, it's not about Wellspring, it's about a rezone, which could bring commercial into a neighborhood that is a haven for seniors who have worked a life time to pay for their homes and young families moving into home ownership for the first time. My support goes for preservation of this unique neighborhood.

Karen Gundersen Olson, Ward 3

---

**From:** jeffkatrina [mailto:jeffkatrina@rushmore.com]

**Sent:** Friday, August 04, 2006 8:44 AM

**To:** doug.andrews@rcgov.org; ethan.schmidt@rcgov.org; gary.brown@rcgov.org; mike.lemay@rcgov.org; thomas.hennies@rcgov.org; holly.brenneise@rcgov.org; dennis.landguth@rcgov.org; mel.prariechicken@rcgov.org; pete.anderson@rcgov.org; ida.fastwolf@rcgov.org; john.brewer@rcgov.org; karen.waltman@rcgov.org; councilgroup@rcgov.org

**Cc:** mayor@rcgov.org; marcia.elkins@rcgov.org

**Subject:** Wellsping

As former member of the Rapid City Council, I am familiar with the Ex-Party Communication Guidelines for the Planning Commission and therefore have made sure to email every member of the commission and the Director of Growth Management.

Please see the attached letter.

Thank you for all you do,  
Jeff

Here is the body of the letter:

August 4, 2006

Dear Council Group and Planning Commission,

I can assure you that I understand the difficult decisions that need to be made at every meeting and am very appreciative of your dedication to the future of Rapid City. The decision on rezoning is always one of contention and so is the following:

No. 06RZ020 - The Cottonwoods Subdivision

A request by Barbara Fierro for WellSpring, Inc. and Calvary Lutheran Church to consider an application for a **Rezoning from Medium Density Residential District to Office Commercial.**

The question of what to do with a soon to be vacated church is one easily answered by WellSpring, Inc. Like the Church, WellSpring reaches out to families in the community who need help and provide counseling and guidance for a better tomorrow.

I am confident that WellSpring will be a very good neighbor, as they will be doing similar activities as the surrounding families from 3:30-8:30p.m. including:

- Group Discussions
- Life Skills Education
- Homework
- Meal Time

WellSpring also has a 24-hour residential program. Please be aware that section 17.12.030 of The Rapid City Municipal Code allows for Group Homes. Section I would support WellSpring's Inpatient program, which seems to be of major concern by neighbors. However, WellSpring has presented an outpatient program for weekdays. This factor should be carefully analyzed by those opposed.

You may know that I am not only a volunteer for WellSpring, Inc., but also part of a family success story. Our family needed the assistance of WellSpring to help get our parenting and our son on the right track. WellSpring was founded to provide family-based services and I can assure you that their ongoing success will be enhanced by a larger facility.

If you have any questions or concerns, please call me at 484-8606. I look forward to visiting with you regarding this issue. Above all, thank you for your service to Rapid City. The community appreciates your time and effort!

Sincerely,

*JP*

Jeffrey D. Partridge

06RZ020 / 06CA019

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

**From:** Tammy McDermott [mailto:tammysdavon@rushmore.com]

**Sent:** Saturday, August 12, 2006 3:53 PM

**To:** planning.commission@rcgov.org

**Subject:** Rezoning of Calvary Lutheran Church

Dear Planning Commission Members,

I want to state my support for the rezoning of Calvary Lutheran Church to Office Commercial District. I understand the concern that many of my neighbors have concerning rezoning in the area. However, after attending the first informational neighborhood meeting that WellSpring organized, I believe the resistance to changing the zoning stems from a fundamental misunderstanding of the WellSpring program.

I would also like to inform each of you that some members of the neighborhood are misrepresenting the WellSpring program to people that did not attend the meetings. These people are scaring others into signing a petition stating that WellSpring will allow unsupervised "problem" children to roam the neighborhood. It is ironic that these people are using this tactic as we have always had minor problems with youth in the church parking lot late at night making noise and drinking.

I would much rather have a wonderful organization like WellSpring across the street from my home than a huge apartment building. I also find it selfish for these people to try to prevent the Church from selling its property, stating they only want another Church in this spot and that is all they will accept.

Sincerely,

Richard M. McDermott  
3326 Cottonwood Street  
(across the street from the Church)  
Rapid City, SD 57703



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

**From:** [Thomas Main](mailto:Thomas Main)

**To:** [CouncilGroup@rcgov.org](mailto:CouncilGroup@rcgov.org)

**Sent:** Monday, August 14, 2006 9:02 AM

**Subject:** No. 06RZ020 - The Cottonwoods Subdivision Rezoning from Medium Density Residential to Office Commercial

Dear Mayor Shaw and City Council Members

I am **extremely opposed to the proposed rezoning of the Calvary Lutheran Church at 3402 Cottonwood Drive to Office Commercial**. I am a registered voter and resident having moved back into 1820 9<sup>th</sup> Avenue with Dad (Hosie Main) after considerable remodel expenditures to accommodate combining households; Dad has resided at this address since September 1948.

I grew up at 1820 9<sup>th</sup> Avenue and enjoyed the residential neighborhood's benefits as a child including biking in the neighborhood, walking to Canyon Lake Grade school and West Junior High and easy access to fishing in Rapid Creek.

I am pleased that the Comprehensive Plan has gone to the effort to establish the Canyon Lake Overlay Zoning District for the Canyon Lake Neighborhood to preserve the residential character.

I oppose rezoning any area within this boundary from Medium Density Residential for the following reasons:

1. Spot zoning within the residential area is not consistent with the Future Land Use Plan and the purposes of the current Zoning Ordinance,
2. Any outside (non-neighborhood resident) traffic on the narrow streets, some without sidewalks, would increasingly endanger the safety of children and pedestrians,
3. The proposed commercial property is not located on either an arterial or collector street,
4. A rezoning would lead to additional commercial encroachment into the neighborhood and a deterioration of the neighborhood,
5. A rezoning would reduce residential property values across from the office commercial property unless the residential property would also be allowed to be zoned commercial (resulting in deterioration of the neighborhood).

I encourage the City Council to weigh the opinions of those most directly affected on a daily basis (those living in proximity of Calvary Lutheran Church) by this rezoning request and to **vote against changing the zoning** from medium density residential.

**Tom Main**

Phone 605 342-7397

email: [mainus1@rap.midco.net](mailto:mainus1@rap.midco.net)

1820 9th Avenue

Rapid City, SD 57702

2026 2d Ave.  
Rapid City, South Dakota 57702  
August 6, 2006

Members of the Rapid City Planning Commission and Rapid City Common Council

Subject: Rezone of Calvary Lutheran Property

Dear Members,

As long time resident of the Canyon Lake Neighborhood, I want to request that you vote against the petition to rezone the property currently owned by Calvary Lutheran Church from medium density residential to neighborhood commercial. My reasons are as follows:

The petition to rezone constitutes spot zoning in the middle of a well established and near historic neighborhood.

The petition to rezone is contrary to the comprehensive plan of the City and is not in the spirit of the Canyon Lake Overlay Zoning District.

The neighborhood has unique character, is the home to many, and provides a safe family environment of a well mixed socio-economic and age structure.

Rezoning would in all probability lead to more re-zoning and subsequent loss of residential units which would impact the student population of our neighborhood school and therefore its possible closure and loss.

I have discussed at our neighborhood meeting recognition that a problem needs a solution. A possible solution is to purchase the Calvary Church property through several funding options. The ultimate uses could be a neighborhood park, a neighborhood center, and an elder care/child care center. Or possibly some similar use or uses would be better.

I thank you for your time and consideration.

  
Jerry Wright

**RECEIVED**

AUG 15 2006

Rapid City Growth  
Management Department

Rapid City SD  
8/14/06

Dear Sir:

In regard to proposed rezoning of the Calvary Lutheran Church property, I am against it.

I own the house on the corner of Dover and Sun Valley Drive lot 30-32. It is a rental family home. It might be a problem to rent if the property next to it was commercial, I would like to know they would not have commercial buildings as neighbors.

**RECEIVED**

AUG 15 2006

Rapid City Growth  
Management Department

Sincerely

Mary Ewald  
707 Nordby  
Rapid City SD

57702

RECEIVED

AUG 15 2006

MAYOR'S OFFICE

Rapid City, S.D.

August 10, 2006

Mayor Jim Shaw and City of Rapid City Council.

We are writing this letter regarding the matter of rezoning the Canyon Lake area of Rapid City from Medium density residential to office Commercial.

Having been residents of the Canyon Lake area since 1948 (59 yrs. in the same home) we feel that we would be harmed if we did not bring to your attention some issues of concern to us. Having attended both meetings at Calvary Lutheran Church on July 25 where Wallyfring presented their cause and on July 27 City officials discussed changes facing the area in the change.

1- First this has always been a residential area. There are adequate schools where children could walk to school. Canyon Lake built in 1948, Meadowbrook when Canyon Lake School reached capacity, West J. High and Stevens. This makes it an ideal family situation. It is an area where children do not have to be escorted to school for safety reasons.

2- Since it is residential there is less crime in this area, possibly the least of any in Rapid City. Check police records.

3- The streets in this area are narrow and cannot accommodate the traffic resulting

from the additional traffic that the Commercial zoning could bring. There are some areas that do not have sidewalks bringing danger to pedestrians with heavier traffic.

4. The Ripe Path, Meadowbrook Golf Course + Canyon Lake Park provide a safe place for people who enjoy the out-of-doors and these could be affected as businesses move into the area. We could be letting the door open to business places not conducive to a residential area. This is the 3<sup>rd</sup> time we have had to struggle with issue and each time, the residents have strongly opposed it.

5. Residents resent outsiders coming in & telling us what we need. We were very encouraged by the number attending the meetings.


We hope that you will deliberate at length and weigh very carefully the advantages and disadvantages before you vote. The safety factor and what it means to the valuation of our property.

If this were in your home location, how would you vote?

Respectfully submitted,

Melinda O. Schwalbe

Deborah Schwalbe



Aug. 15, 2006



To City of Rapid City

I have lived at This address for 43 years. I do not want this area rezoned!


Traffic in this area is not too bad. all these years children could play in the street and not be hurt.

Thank you.

Audrey P. Skott

1N 07E Sec. 9 Rapid City, Cottonwoods,  
The Blk. W 85 of Lot 18-20 .

If you rezone the area the traffic and noise will be terrible!






AUG 16 2006

RECEIVED

Rapid City  
Management Dept

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

**From:** Tabitha Williams <twilliams@tie.net>

**To:** <CouncilGroup@rcgov.org>

**Sent:** Tue, 15 Aug 2006 14:27

**Subject:** Fwd: Rezoning of Canyon Lake Area

*Hello to all council members:*

*I am writing regarding the proposal to change the zoning of the Calvary Lutheran Church property. First off, I would like to say that I am not opposed to Wellspring Inc. in anyway, as I work for a similar establishment, and feel that their involvement in our community is needed and necessary.*

*Next, to address the rezoning issue, I feel that we as a community are embarking upon a slippery slope when we consider the change from Medium Density Residential to Office Commercial. The church has been a good neighbor, but not knowing the future of the property, should it be rezoned, appears to me to be a dangerous undertaking.*

*The location of this church is directly in the middle of our residential community, where streets are not square, often not embellished with signage around this area, and of course the small size of our streets will also be problematic. It does not appear that a property so nested in the heart of our community would be appropriate for the needs of any business that needs to be zoned as Office Commercial.*

*I live in this area, on Washington Street, just two blocks from the church. Changes to this zoning will only continue to increase the traffic that has become problematic on several roads due to apartment complexes that have continued to be built, and offices that are already a part of Canyon Lake and Jackson Boulevard Roads. I very much hope that you will consider the opinions of the community that the change will affect. We do love our neighbors, and hope to continue to feel like a small community in our own little niche in Rapid City.*

*Thank you for your time,*

*Tabitha J. Williams, BS, CDDT*

PAUL H. H. REINKE, D.D.S.

2805 Fifth Street  
Western Hills Professional Building  
Rapid City, South Dakota 57701

Telephone 605-343-6691

August 17, 2006

TO: Rapid City Council Members

Five years ago our dental office was approached by Wellspring to treat their young clients. Just like the neighbors in the area of Calvary Lutheran Church we were somewhat reluctant to have that "element" in our waiting room because we thought it would be an affront to our regular "good" patients.

We were in for a big surprise! In the last five years we have treated several hundred Wellspring patients and what a delight they have been! At our staff meeting we recently decided that our favorite patients are those from Wellspring.

These teenagers (ages 12-17) are the most polite, respectful and cooperative patients we treat. The Wellspring staff performs miracles every day with these fine young people.

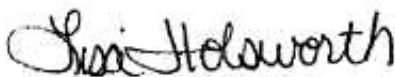
The neighborhood around Calvary Lutheran Church will find that having Wellspring in their midst will be a blessing for them, for Rapid City and for all the well behaved young people whose lives are being transformed for the betterment of our wonderful community.



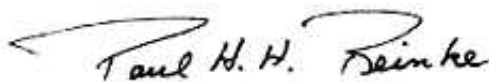
Cynthia Delzer, Office Manager



Estela Haakedahl, Dental Assistant



Lisa Holsworth, Dental Hygienist



Paul H.H. Reinke, Dentist

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

**From:** Jim & Yvonne Kuehn <jmpykuehn@rushmore.com>

**To:** <councilgroup@rcgov.org>

**Sent:** Sun, 20 Aug 2006 22:43

**Subject:** Fwd: proposed rezoning @ 3402 Cottonwood Street

Dear Mayor Shaw and City Council members,

I am writing to request that each of you cast a positive vote in favor of Wellspring's application to rezone the property at 3402 Cottonwood Street (present location of Calvary Lutheran Church) from Medium Density Residential to Office Commercial with a Planned Development Designation.

Following are some items presented for your consideration:

1. Wellspring has a 10-year stellar reputation with every one of its current and former neighbors and there has never been a complaint by a neighbor about Wellspring's program's participants.
2. Wellspring's proposed project is a Youth and Family Counseling Center which will provide services to young people and their parents. The services at the Center would be "counseling" as opposed to "treatment."
3. Wellspring provides a continuum of care which includes intensive residential and inpatient treatment, however, these services would not be provided at this location (3402 Cottonwood). Youth and families served at the proposed new location are at a low end of the "risk" continuum and are youth who have been absent from school and have fallen behind. They are given tutoring to catch up along with counseling. Wellspring, at this location, would be offering help to youth adjusting to a new foster family (especially those who have been placed in several foster families), help to youth who have a single parent and are ignoring parental authority. The youth who have more serious problems such as those that the neighborhood seems to fear are treated in a more secure environment, such as Wellspring's residential and inpatient treatment centers. If Wellspring feels they cannot provide the type of treatment needed by the youth with more serious problems the youth are referred to another agency.

Thank you very much for your consideration of this matter.

Sincerely,

Yvonne Kuehn, voter in Ward 3  
Calvary Lutheran Church member



06RZ020 / 06CA019

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

From: Alf Riisnaes <alf@riisnaesfamily.com>

To: <CouncilGroup@rcgov.org>

Sent: Mon, 21 Aug 2006 07:00

Subject: Fwd: Proposed rezoning of 3402 Cottonwood Dr.

Re: Rezoning of Calvary Lutheran Church (3402 Cottonwood Dr.) from Medium Density Residential to Office Commercial

Dear Mayor Shaw and Council Members:

I am writing this to you as a very concerned neighbor to Calvary Lutheran Church. I am strongly OPPOSED to the proposed rezoning from "Medium Density Residential" to "Office Commercial". I live at 3410 Dover Street, which makes me a direct neighbor to the church. My property is located directly to the north of the church property.

The legal description of my property is:

SCHAMBER SEC 4 SE1/4SE1/4 LOT E OF LT6

In 2003 I moved to this property to raise my two young girls, now ages 3 and 5. The sole reason for the move was to find a nice quiet neighborhood where it would be safe for young children. With this in mind I have several concerns I would like for you to consider as you decide if this property should be rezoned to "Office Commercial".

What is being proposed is considered spot zoning within a residential area. This area is almost entirely used for residential purposes and should not be degraded by allowing commercial entities to get a foothold within our neighborhood. A residential area like the Canyon Lake Overlay Area is important for our city. This is where we go after a long day of work to relax, and enjoy our families. This is where children play in the streets, neighbors walk their dogs, and people ride their bicycles. After personally talking to over a hundred residents in the neighborhood, I find very few that are interested in rezoning any part of this area, for any reason.

Statements made by the city's representatives at a community meeting at the Calvary Lutheran Church, made it clear to me and my fellow neighbors, that very few properties were ever rezoned from commercial back to residential. We are talking about a permanent change for the property. If sold, the property would be sold as a commercial property, which would result in a different use than what the current applicant is proposing. We can only speculate what it would be.

Many of the streets in the Canyon Lake Overlay Area do not have any sidewalks at all. This is also true for part of the street that I live on; Dover Street. The street is one of the three main roads that lead to the church. Directly outside my property, foot traffic is mainly conducted in the road, and I have great concern for the foot traffic in this area should the property be zoned commercial. I believe that a commercial property would invite a number of people into the area that are not familiar with the lack of sidewalks and the narrow streets that we have. This would lead to an increase in the potential of serious accidents.

Another concern that I have is the property value of my property. A house is the largest single purchase most individuals will ever make. This is my investment in to the future. One day I might sell this house, and I would hope that I can look back on the investment as a good one. Having a commercial property as a neighbor does not help on the property value. Had the church property been a commercial property when we looked to purchase our house, we would not have considered it. I am sure other potential buyers in the future would look at this the same way. Undoubtedly, the proposed rezoning will have a negative effect on the property values in the neighborhood.

Our home school is Canyon Lake Elementary school. We would like to keep this very important part of our community. My oldest daughter will start kindergarten this year, and we plan for both of our children to attend the school. If we start a trend to slowly commercialize this neighborhood, I believe that the first thing that will happen is that families with small children will move out. This will have a negative effect on the school's enrollment.

I am also deeply concerned that if the City Council sets the tone for spot zoning within the Canyon Lake Overlay area, other entities will try to follow suit. I can see developers buy up some of the smaller properties in the area for the purpose of rezoning to commercial. Many of the properties are owned by older members of our community, and it is clear that a number of these properties will be for sale in the future. I think the city should send a clear message to potential developers that spot zoning in this area is not desired.

I am aware that you have received several letters concerning this case from many different individuals, both for and against the proposed rezoning. I find it interesting that many individuals that do not live in our neighborhood seek to promote the applicant's programs and reputation. This is not what this issue is about. This issue is about rezoning. A great number of people that live here are against any commercial entity to get a foothold in our neighborhood.

Sincerely,

Alf Riisnaes

3410 Dover St.

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

**From:** Sharon Vitters <srvitters@rushmore.com>

**To:** City Council <councilgroup@rcgov.org>

**Sent:** Mon, 21 Aug 2006 10:55

**Subject:** Fwd: Concerning the proposed rezoning of the Canyon Lake Area

Dear Mayor Jim Shaw and Rapid City Council Members,

I live at 3701 West St. Patrick Street, part of the area which is up for rezoning to office commercial from medium density residential. I am writing to ask that you do not vote to rezone our Canyon Lake Area to office commercial. I feel that this "neighborhood" community needs to stay this way. For 33 years I have lived in this quiet, safe, and pleasant little neighborhood and wish it to remain the same. Please consider my request when you vote. Thank you very much.

Sincerely,  
Sharon Vitters  
3701 West St. Patrick St.  
Rapid City, SD 57702

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

**From:** David Vitters <dvitters@rushmore.com>

**To:** City Council <councilgroup@rcgov.org>

**Sent:** Mon, 21 Aug 2006 11:02

**Subject:** Fwd: Concerning the rezoning in the Canyon Lake Area

Dear Mayor Shaw and City Council Members,

I am very concerned about the possibility of the Canyon Lake Area being rezoned from Medium Density Residential to Office Commercial. I prefer that this area be left as Medium Density Residential. Thank you.

Sincerely,  
David Vitters  
3701 West St. Patrick  
Rapid City, SD 57702

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

**From:** Lisa Cook Gambler <cookgali@hotmail.com>

**To:** councilgroup@rcgov.org

**Sent:** Mon, 21 Aug 2006 12:34

**Subject:** Fwd: Public Comment - Resend

Dear Councilmembers,

Please find attached my opposition to the Rezoning request and Comprehensive Plan Amendment referenced above. I apologize for sending this again, but discovered upon closer scrutiny that I should have sent the previous identical mailing to the group and not to the Council members individually. I apologize for any inconvenience.

Lisa F. Cook  
2018 3rd Avenue  
Rapid City, SD 57702  
605-716-2888(h)  
605-716-9126(w)

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

**From:** [Cathy Riisnaes](mailto:Cathy.Riisnaes)

**To:** [CouncilGroup@rcgov.org](mailto:CouncilGroup@rcgov.org)

**Cc:** [vicki.fisher@rcgov.org](mailto:vicki.fisher@rcgov.org)

**Sent:** Monday, August 21, 2006 4:16 PM

**Subject:** No. 06CA019 - The Cottonwoods Subdivision Rezoning Issue

Dear Mayor Shaw and Council Members:

I am writing in regards to the proposed rezoning of Calvary Lutheran Church from Medium Density Residential to Office Commercial. I strongly OPPOSE this proposal and what it means to my family and my neighborhood.

I live directly across from the church and have two small children, ages 3 and 5 years old. We purchased our house at 3410 Dover Street (Schamber Sec. 4, SE1-4 SE1-4 Lot E of Lot 6), three years ago largely because of the quiet neighborhood that it was in. We enjoy walking to the city bike path on a regular basis, and the fact that there is considerably less traffic that what one would find in a commercial area. Our little girl will also start kindergarten at Canyon Lake Elementary School this fall, and we look forward to walking her there often. From our house, we are at least three blocks in any one direction from any type of commercial property. This is important to us since the traffic in our neighborhood is low and mostly that of our neighbors.

I am against the rezoning for the direct reason of what Office Commercial zoning will mean to the traffic and quietness of our neighborhood. As it is, we do not have a sidewalk in front of our house, which means to enjoy either the city bike path or taking our child to school puts us directly on the street. I am very concerned for the safety of my children, as well as other children in my neighborhood, if traffic is increased due to the rezoning. The streets in the Canyon Lake area are very narrow and with cars parked on either side, making for a potentially dangerous situation. I am also concerned about the effect that rezoning would have in relationship to bringing unfamiliar people into our neighborhood. There are several places in which there is no stop sign, and unusual street intersections that would be a concern of to unfamiliar drivers in the area.

I would also like to mention my concern about crime in our neighborhood. Since moving into our house three years ago, we have called the Rapid City Police Department on several occasions regarding adolescents and young adults gathering in the parking lot of the church, and the high rate of speed and reckless driving that occurs often times from these youths. I am very concerned that rezoning this property would be an invitation to young adults all over the city, who may not be familiar with the property, to loiter in the area of the Calvary Lutheran Church and its parking lot after hours, as this has already been a problem.

Currently, as a family we are able to plan our walks and bike rides around the scheduled services that are held at the church. High traffic patterns are predictable by the church services held on Saturday evenings, and twice on Sunday morning. On both of these days, traffic is high approximately fifteen minutes before the start of service, and is cleared out no more than 30 minutes afterwards. During the school year, there is traffic on Wednesday evenings for religious education, but the meeting times for these classes are staggered and the amount of traffic is minimal. The occasional church services held for funerals and such, are usually held in the mornings, but once again, the traffic is cleared within minutes of the ending of the service.

I would like to state for the record, that my opposition of this rezoning is NOT in any regard due to the applicants who have initiated this rezoning. I personally am a certified Special Education teacher with an emphasis in Emotional and Behavioral Impairments. I have several years of experience in working with children and adults that would be treated by the program of the potential applicant. Although I do believe that treatment centers, like that of applicant, would be better served in a less concentrated neighborhood, I do not directly oppose them personally. My concern is that of the future use of the Calvary Lutheran Church and its property, particularly if the

Comprehensive Plan proposed by the applicant were to change, or if the property were to be sold as Office Commercial at a later date.

I would also like to say that I have eagerly participated in the volunteer neighborhood effort that worked together to create an information sheet that was distributed to the residents of the Canyon Lake Overlay Area. I have not, in any way, smeared the work or the reputation of the applicant of this rezoning request, nor have I heard any other member of this volunteer group negatively discuss the applicant. As a group, we encouraged our neighbors to attend the information meetings held by the applicant on site at the Calvary Lutheran Church. I have also participated in the informal petition that was passed around our neighborhood, which was clearly labeled as a petition to OPPOSE the rezoning, and did not, in any way, encourage anyone to sign the petition in opposition of the applicant or of their purpose.

My husband and I enjoy our neighborhood and all it has to offer to our young family. We enjoy the proximity to the city bike path, the local elementary school that is only a few blocks from our home, our neighbors and their kindness, and the quiet and peacefulness of the Canyon Lake area. Please do not destroy this neighborhood by spot zoning Office Commercial in an established and thriving residential district. Please vote AGAINST this rezoning, and help maintain one of Rapid City's genuine and true neighborhoods.

Thank you,

Catherine Riisnaes  
3410 Dover Street  
Rapid City, SD 57702  
(605) 394-3667  
cathy@riisnaesfamily.com

06RZ020 / 06CA019

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

From: "Judy Klater" <jklater@dSDK12.net>  
To: <CouncilGroup@rcgov.org>  
Cc: "Judy Klater" <jklater@dSDK12.net>  
Sent: Monday, August 21, 2006 4:27 PM

> 8/21/06

>

> To Whom It May Concern:

>

> Rezoning the Medium Density Residential (MDR) Canyon Lake area to  
> Office Commercial may affect me as Canyon Lake resident in the  
> following

> ways:

>

> 1. The proposed spot rezoning goes against the current special  
> overlay of the Canyon Lake community simply by changing the current  
> atmosphere of the area as a "neighborhood" where people basically  
> live, worship, and go to school.

>

> 2. The proposed spot rezoning affects the potential for additional  
> rezoning of the rest of the neighborhood now and in the future in  
> these ways. If what

> is a neighborhood church (non-profit even more so than the apartments  
> allowed in the MDR zoning we already have) is exchanged for a  
commercial

> enterprise of any kind, we have set a precedent for the entire area.  
One

> spot rezoning may lead to another until our current "special overlay"  
> could

> simply be exchanged for the next level as happened in the previous  
fight

> to

> keep apartments out of the Canyon Lake area. "Spot Rezoning" has a  
> mushrooming effect that can take over an area of its own volition.

If we

> do not "put our collective feet down" right now in whatever way  
possible,

> our still relatively "neighborhood" community will be no more. It is  
> already commercial all along Canyon Lake Drive. Whether this is  
actually

> zoned differently because it faces the bigger street or is already an  
> example of the possible encroachment of "spot rezoning" I simply do  
not

> know at this time. But that is how it truly seems.

>

> 3. The proposed spot rezoning will affect the amount of traffic on  
> our relatively quiet and narrow streets in the Canyon Lake area as  
> clients come and go throughout the day to any business. Again, we  
are

> inundated with apartments within our current zoning that always bring  
> more and more traffic

> to our once single dwelling neighborhood streets. Why would we wish  
to

> complicate this current zoning problem by inviting even more

> non-residential



> traffic? Finally, this particular client "traffic" could lead to  
other  
> problems as unstable personalities are purposely introduced into our  
> neighborhood right on a street leading to a grade school. This needs  
to  
> be  
> considered.  
>  
> Thank you for the opportunity to respond to these questions,  
>  
> Respectfully,  
> Judith A. Klater,  
> Canyon Lake Area Resident

August 21, 2006

R.C. Planning Commission:-

In regard to the request to rezone the Calvary Lutheran Church property at 3024 Cottonwood Drive from Medium Density Residential to Office Commercial, we are absolutely opposed to any spot rezoning.

Sincerely,  
Selina & Jack Gasseling  
Jack Gasseling

JACK + SELINA GASSELING  
1815 EVERGREEN DRIVE  
RAPID CITY, SD 57702

RECEIVED

AUG 22 2006

Rapid City Growth  
Management Department

06RZ020 / 06CA019

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

**From:** Robert and Sonja <robson2941@rap.midco.net>

**To:** <CouncilGroup@rcgov.org>

**Sent:** Tue, 22 Aug 2006 09:47

**Subject:** Fwd: From Robert and Sonja Shannon

To the Rapid City Planning Commission, City Council Members and Mayor Shaw:

With regard to items 06CA019 and 06R2020 on the Planning Commission Calendar for the meeting on Thursday, August 24, 2006 and for the City Council Meeting September 5, 2006, we stand against any changes to the current zoning.

This is a residential neighborhood and it should be kept that way. There have already been too many encroachments on what should be a quiet and peaceful environment for families and children.

Thank you for receiving our concerns in this matter.

Respectfully,  
Robert and Sonja Shannon  
2040 First Avenue  
Rapid City, SD 57702

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

**From:** Chuck Undlin <ctundlin28@rap.midco.net>

**To:** <councilgroup@rcgov.org>

**Sent:** Tue, 22 Aug 2006 12:30

**Subject:** Fwd: Proposal by Wellspring to purchase church property

We would like to urge the council to support the proposal by Wellspring to purchase the property from Calvary Lutheran Church. It seems to us that this is very much a worthwhile use of the property and would not cause excessive traffic or disturbance in the area. The article in the newspaper seemed to imply some opposition on the part of some of the neighbors for what appears to be discriminatory reasons which we think would be very unfortunate and should not be supported. Wellspring is providing a badly needed service to the youth of our community in a quiet and efficient manner and should be supported. Your assistance and support will be greatly appreciated. Thank You.

Charles and Lois Undlin

06RZ020 / 06CA019

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

**From:** sgmllpper <sgmllpper@rushmore.com>

**To:** RC Council Members <CouncilGroup@rcgov.org>

**Sent:** Tue, 22 Aug 2006 22:25

**Subject:** Fwd: rezoning

**Dear Council Members,**

**Please know that my husband and I are strongly opposed to the possibility of rezoning the property now known as Calvary Lutheran Church to Office Commercial. Spot zoning such as this would not be conducive to the integrity of a neighborhood such as ours.**

**Please consider how you might feel if this proposal would occur in the neighborhood in which you live.**

**Mary Lou and Glenn Paulson  
3430 Cottonwood Street, Unit A  
Rapid City, South Dakota 57702  
342-4128**

---

**From:** Marcia Whiting [marcilaw@rapidnet.com]  
**Sent:** Wednesday, August 23, 2006 2:59 PM  
**To:** Dragoo Jenni  
**Subject:** Re: Item 36 on the agenda

Thank you for the information. Once rezoned, it's all over for the people in this neighborhood. Anything goes after that. It must be remembered that small children pass by that facility on a daily basis. During school, at least twice daily. That facility is for troubled teens. That is no location for that type of facility.

The church folks need to reassess their ethical obligations to the neighbors they have had for 57 years. They need to continue to be good neighbors by finding a suitable replacement. Other churches would be pleased with this facility and location.

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

**From:** Dragoo Jenni  
**To:** 'marcilaw@rapidnet.com'  
**Sent:** Wednesday, August 23, 2006 7:48 AM  
**Subject:** RE: Item 36 on the agenda

Attached you will find the staff reports for both the Comprehensive Plan Amendment and the Rezoning applications for the Calvary Lutheran Church. I hope this addresses the areas that you were unable to access.

If you have any specific questions, Vicki Fisher is the planner assigned to this project and she would be able to talk to you in more detail about the requests.

Thank you, Marcia.

Jenni Dragoo  
Administrative Secretary  
Growth Management  
394-4120

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

**From:** Marcia Whiting [mailto:marcilaw@rapidnet.com]  
**Sent:** Tuesday, August 22, 2006 3:52 PM  
**To:** planning.commission@rcgov.org  
**Subject:** Item 36 on the agenda

I am interested in obtaining information on item 36 - Calvary Lutheran/Wellsprings request to rezone from residential to office commercial. I was unable to open the report. Can I get the information by email or fax. My email is [marcilaw@rapidnet.com](mailto:marcilaw@rapidnet.com). Please advise. Thank you.