

BAILEY ASSOCIATES, INC.

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RECEIVED

SEP 25 2006

September 25, 2006

**Rapid City Growth
Management Department**

City of Rapid City
Planning Commission
300 6th Street
Rapid City, SD 57701

Re: Proposed changes to Master Street Plan in the
Fountain Springs Area by CETEC Engineering
Services for Franklin O. Simpson, Applicant

Gentlemen:

We own land to the south of the development. The section line shown to the south of the development is open and is designated as a Section Line Highway by State law.

If approved, the proposed street plan would effectively eliminate both the long planned minor arterial from the north and the proposed minor arterial from the east end of Commerce Road to the west end of Anamosa near West Boulevard.

The longstanding proposed minor arterial road from the north is proposed to be moved from on or near the Section Line Highway a considerable distance to the west. One side of the road (presently) is designated as a water runoff holding pond area for the land to the east, including Harmony Heights Apartments. The water ponding area is unlikely to see further development as it already has a pond and high mounds of earth. The west side is on land owned by another owner who does not want the road built, as that lot is fronted on South Plaza Drive with water and sewer stubouts. That landowner would be unwilling to pay for a street that is unwanted and takes land from the lot.

Th proposed changes also show an extension of a street that extends east from what is designated as Sophia Court. Apparently, this a proposed extension of "future subcollector Fountain Plaza Drive." This is a change that I do not believe is on the Transportation Master Plan and there is no indication of who the landowners are and if they will build and pay for Sophia Court.

The applicant proposes that the minor arterial road east from Commerce Road initially swing sharply to the north over a ridge that would either make the road very steep or require considerable excavation and would be uneconomical in this location.

It has been my perception that the planned east extension of Commerce Road would initially follow the existing trail to the northeast and then would follow along the slope of the hill with a reasonable grade until it reached the area just south of the Harmony Heights Apartments. The alignment shown on the proposed Master Plan would require the grade of the extension to Anamosa Street to the east to be too steep to be buildable in the area just southwest of the Harmony Heights Apartments. This would prevent the connection between East Commerce Road and Anamosa Street from being built.

In the summary, we believe that the minor arterial from the north should connect to the Section Line Highway as shown on the Major Street Plan of Rapid City. This would be at or near the north end of the open section line just south of the applicant's property.

Sincerely,

BAILEY ASSOCIATES, INC.

By: 
James V. Bailey, President