

730 Quincy Street, Rapid City, South Dakota 57701
rapidcityfcc.com 605-342-5707

RECEIVED

October 15, 2007

OCT 17 2007

Rapid City Planning Committee
300 6th Street
Rapid City, SD 57701

Rapid City Growth
Management Department

Committee Members,

This letter is in regards to the planned housing development called Hyland Park. It is our understanding that the developers of Hyland Park intend to build 300 homes on the properties adjoining our 40 acres to the east and the property to the south. Our congregation of over 500 members has intentions of building a new church facility on our 40 acres in the next few years, and the proposed Hyland Park development would be a welcome addition to the area for us.

Sincerely,

Marvin R. Flowers

Marvin Flowers, Lead Minister for
First Christian Church Leadership



First Christian Church
Worship.Grow.Live

Whiting Hagg & Hagg LLP

ATTORNEYS AT LAW

BRIAN D. HAGG
REXFORD A. HAGG*
JOHN STANTON DORSEY=
KENT R. HAGG**

601 West Boulevard
Rapid City, South Dakota 57701
Mailing Address:
P.O. Box 8008
Rapid City, SD 57709-8008

CHARLES H. WHITING
(1905-2000)

Telephone 605.348.1125
Fax 605.348.9744
Email firm@amatteroflaw.com

*ALSO LICENSED TO PRACTICE IN OKLAHOMA
**ALSO LICENSED TO PRACTICE IN NEBRASKA
= ALSO CERTIFIED CIVIL TRIAL ADVOCATE

October 15, 2007

Marsha Elkins, Director
Rapid City Dept. of Growth Management
300 Sixth Street
Rapid City, SD 57701

RECEIVED

OCT 16 2007

Rapid City Growth
Management Department

Re: Hyland Crossing Subdivision

Dear Marsha:

This letter is to advise the Rapid City Department of Growth Management of our support of the Hyland Crossing Subdivision in south Rapid City. My brothers and I believe that the southern corridor between Highway 16 and Highway 79 is the region of natural progression for mid to upper level housing. Hyland Crossing would make a positive impact regarding this inevitable growth. As you know, my brothers and I own the 42 acre parcel through which the new Sammis Trail will be constructed to provide access to the Subdivision. Again, we support the Hyland Crossing Subdivision development, not only as neighbors to the Subdivision, but also as long time residents of Rapid City.

If I can provide any type of information to you regarding this matter, please do not hesitate to call. As always, kindest regards.

Sincerely,

WHITING HAGG & HAGG, LLP

Kent R. Hagg



KRH/dcc

cc: Brian Hagg
Rex Hagg
Rich Evans



07SV057

November 3, 2007

Rapid City Planning Commission
Growth Management Department

VIA E-Mail

Dear Ladies and Gentlemen:

My wife and I would like to express our opinion on item No. 07SV057, Hyland Park LLLP, **Variance to the Subdivision Regulations** on the November 8th agenda.

We live on Dreamscape Road, approximately 650 feet north of Sammis Trail. We have lived here since January of 1998. We do not agree with the Variances as requested. We are also asking for more time to review all of the proposals for Hyland Park, LLLP and it's development called Hyland Crossing.

We are not in favor of the variance because we do not want a subdivision in the neighborhood that is partially completed in terms of infrastructure. We understand that they can have up to 40 lots without having the second facility of access. We do not understand nor agree that the only facility of access for the first phase should be built to a standard less than that required of a principal arterial as noted in the staff report. There are 8 houses in this area that use Sammis Trail, not only for vehicular travel but also for pedestrian traffic. There are 7+ children that use this gravel road for walking and bike riding, as well as many people coming from the campground and houses to the West that use Sammis for walking and running. In addition, the Liberty Baptist Church has a printing facility located at the corner of Sammis Trail and Vilrickson that brings a lot of traffic, with families and their children, to the area. To increase the potential traffic 6 fold and not have an area for safe walking on a sidewalk will create a hazard. There is a hill one-half way down Sammis Trail that creates an unsafe area when traffic coming from the West at a high rate of speed, crests the hill to find children, dogs, cats, deer or even horses on the road. The speeds are higher than that posted because the un-occupied open areas to the north and south give the feeling that higher speeds are feasible and safe. If you put a road to the south of Sammis Trail (at noted Colton Hill Lane on the plat) at the bottom of this blind hill with the increased pedestrian traffic from the subdivision, combined with the increased traffic to the Liberty Baptist printing facility, there will be additional pedestrian and vehicular traffic in that blind area. Please refer to the attached pictures that show the height of the hills above the intersection. The pictures show the intersection on Sammis Trail looking to the West about 4 PM. We think the road should be three lanes with a sidewalk on at least one side to make this a safer, not a more dangerous, neighborhood.

Rapid City Planning Commission
November 3, 2007
Page 2
(Continued)

We are concerned that the staff report and attached exhibits do not include the traffic study. This does not allow us to examine the proposed facility at the intersection of Sammis Trail and Highway 16. Some facets of this study are discussed in the Staff Report but we are unable to examine the layout because the study is not available on line.

Thus, we do not believe that the variances should be granted for the various reasons articulately outlined in the staff report and the additional factors we have pointed out here.

Thank you for your consideration.

Sincerely,

Casey and Kathryn Peterson
8588 Dreamscape Road
Rapid City, SD 57702

07SV057



07SV057



07SV057



November 6, 2007

via email

Rapid City Department of Growth Management
Rapid City Planning Commission
300 6th Street
Rapid City, South Dakota 57701

Dear Ladies and Gentlemen,

My family lives at 8581 Dreamscape Road. We have owned the property north of the proposed Hyland Park/Hyland Crossing development for over ten years.

We would like to address item No. 07SV057, Hyland Park, Variance to the Subdivision Regulations. We are not in favor of the variance because it would allow a subdivision in our neighborhood with insufficient infrastructure.

As was stated by our neighbors, Kent, Brian and Rex Hagg, this is a region of natural progression for mid to upper level housing. If this is to be true, then please continue to enforce the stipulations and regulations that are required of a subdivision of that caliber. Please deny the Variance to the Subdivision Regulations, item No. 07SV057.

Also as per your staff report, there are too many unanswered questions to very important segments of the development. Both the Traffic study and Sewage/Drainage studies are inconclusive and need to be completed. Please delay any decisions on this development until these studies have been completed.

Finally, the topography of this area is best observed in person. The topo maps do not portray the true lay of the land. We strongly recommend Public Works staff inspect this area in person before making recommendations on Sewage/Drainage issues.

In conclusion, please deny the Variance to the Subdivision Regulations and delay further decisions on traffic and Sewage until further study has been completed.

Thank-you.

Sincerely,

Kerry and Lew Papendick

November 6, 2007

Marsha Elkins
Rapid City Growth Management
Rapid City Planning Department
300 Sixth Street
Rapid City, SD 57701

Re: Hyland Crossing Subdivision/Dream Design International, Inc. variance request
No. 07SV057

Dear Ms. Elkins:

This letter is to the Rapid City Department of Growth Management regarding a variance for waiver to the requirements to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement as it relates to the above named subdivision.

As owners of a substantial block of property that adjoins the proposed subdivision, we feel the variance requested would create a substantial economic hardship to our property and other adjoining landowners who may wish to develop in the future within this area. With that, we submit the following:

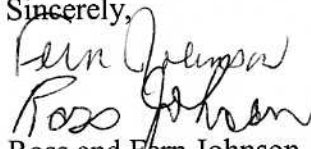
1. Drainage
 - a. Due to critical slopes, adequate perimeter erosions and sediment control measures must be in place to protect neighboring properties such as ours;
 - b. Excessive storm water runoff: It appears the proposed development creates several potential drainage problems to us as adjacent property owners. Proper runoff steps are necessary to alleviate this potential encroachment; i.e. proper drainage plan, curb, gutter and street construction meeting city standards;
 - c. The conceptual lift station could create potential ground water pollution to down stream properties; and
 - d. There appears to be no adequate plans addressing the control of storm water run off; and applicant has not given a letter of intent to discharge run off onto adjacent properties.
2. Costs for completion of roads and other infrastructure proposed to be waived by this applicant would be inequitably passed onto landowners adjoining this proposed subdivision as development progresses in this area.
3. One question.

- a. Should this variance be granted, then, will the city of Rapid City take the responsibility of completing the roads adjoining this development and bring them up to city standards?

If, indeed, this proposed subdivision is a region of natural progression for mid to upper level housing predestined for substantial growth that would be an asset for the community; then, it is elementary that full compliance with city standards regarding the requirements of curb, gutter, sidewalk, street lights, water, sewer and pavement be strictly met and encroachment of drainage problems are not passed onto adjoining property owners. The granting of a waiver to deviate from development standards certainly would not serve a public purpose of greater import than would be served by a developer coming into strict compliance with city standards for a housing community such as this. This, in essence would not be "smart growth".

For these reasons, we strongly oppose a waiver or variance being granted.

Sincerely,



Ross and Fern Johnson
1450 Sammis Trail
Rapid City, SD 57702