

SPRING CREEK NEIGHBORHOOD AREA
FUTURE LAND USE PLAN
OPEN HOUSE
March 25, 2009

RECEIVED

APR 09 2009

Rapid City Growth Management Department
R.C.S.D. 57702

Name(s):
Address: Gene Addink - 9/8 Hant Ranch Dev. Co. 23645

Phone Number: 605-341-5700

I (We) own Property within the Spring Creek Neighborhood Area

Yes X No _____

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future Land Use Plan: The current zoning for the area west of Hwy 79

in Section 29 and Section 32, both in T-1N, Range 8E have
all the area along HWY 79 as commercial and it goes back from the
Hwy Approximately 1/4 mile. We want to retain that as commercial
and request that be changed on the Land Use Plan. We also request the
area east of Hwy 79 in Section 29 & 32 also remain commercial zoning.

I (We) believe that the proposed changes will have the following impact on our property: _____

It will allow us to use the property as it is
currently zoned!

Please include any additional comments you may have concerning this project. _____

We also request that the West 160 Acres in Section 32, T-1N, Range 8E
remain Low Density Residential as it is currently zoned.

Please submit comments by April 6, 2009 to the following:

Patsy Horton, Transportation Planning Coordinator
Rapid City Growth Management Department
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

SPRING CREEK NEIGHBORHOOD AREA
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April 13, 2009

Name(s):
Address: Donald & Norma Lynde, 23816 Boulder Hill Rd. R.C. S.D.
Phone Number: 605-348-0332

I (We) own Property within the Spring Creek Neighborhood Area

Yes No

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future Land Use Plan:

We feel Rapid City is way out of line trying to tell people this far out of town what they can or cannot do with their land. Rapid hasn't done the best with what they have, 5th St is a good example of Government Intelligence. Down town is dying. Why don't they take care of what they have now. We have been on this land since 1908 & paid taxes & don't feel Rapid has any claim in any way. We have pd school taxes, sales taxes & Library taxes to Rapid & feel that is enough.

I (We) believe that the proposed changes will have the following impact on our property:

They will tax us off our land. Rapid City is a very greedy entity. Taxes would more than double as they did when we were put into the Rapid school district.

Please include any additional comments you may have concerning this project.

Leave us alone! You have nothing to offer us!!!

Please submit comments by April 24, 2009 to the following:

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Management Department

Name(s):
Address: JAMES Hodgson

Phone Number: 341 3632

I (We) own Property within the Spring Creek Neighborhood Area

Yes X No _____ 13734 47th Ave W

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future

Land Use Plan: MOST OF PROPOSAL IS AGAINST CURRENT ZONING AND COVENANTS IN OUR AREA. ~~FOR~~ EXAMPLE WOULD BE YOUR MAP SHOWS ~~2~~ 47th Ave W AS 1 DU PER ACRE WHEN IN FACT WE SET ON 3 ACRE LOTS. BUSTED 5 AREA CURRENTLY 1 DU PER 1/2 ACRE AND MAP SHOWS 1 DU PER 10 ACRE.

I (We) believe that the proposed changes will have the following impact on our property: ZONING

PART OF 47th Ave W AS TOURIST/COMMERCIAL WOULD INCREASE TRAFFIC ON 47th Ave AND THE CITY HAS A POOR HISTORY OF MAINTAINING ROADS IN TOWN. PEOPLE OFTEN WALK THIS ROUTE AND EXTRA TRAFFIC WOULD BECOME A DANGEROUS SCENARIO.

Please include any additional comments you may have concerning this project. KEEP AREA ALONG

47th Ave W AS RESIDENTIAL AS IT CURRENTLY IS. ZONING ALONG Hwy 16 COULD BE TOURIST. ZONING END OF 47th Ave W TO 1.5 DU PER

ACRE WOULD ALSO INCREASE TRAFFIC SIGNIFICANTLY AND BE TAKE AWAY OUR NEIGHBORHOOD SAFETY BY INCREASE TRAFFIC. ANOTHER ROUTE TO THAT AREA WOULD ELIMINATE THAT CONCERN.

Please submit comments by April 8, 2009 to the following:

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THE MAJORITY OF LOTS ALONG 47th Ave W CURRENTLY HAVE HOUSES ON THEM, ONLY 3 DONOT, ONE OF THE 3 HAS A HOUSE PLANNED.

PS. THE ENTIRE MAP FOR Dwellings per acre is ~~AGAINST~~ AGAINST CURRENT ZONING IN AREA. ~~FOR~~

THIS PLAN DOES NOT MAKE OUR NEIGHBORHOOD A BETTER PLACE TO LIVE.

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Name(s): Mike & Julie Mueller
Address: _____

Phone Number: (605) 342-2782

I (We) own Property within the Spring Creek Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future Land Use Plan: We are 100% against any future local roads, collector streets, or arterials crossing ~~our~~ our property at 23764 Wallace Street. Just because a road/lane exists doesn't allow anyone to assume we want higher traffic. Please see attached options we propose for the collector.

I (We) believe that the proposed changes will have the following impact on our property: This will ^{diminish} ~~decrease~~ the value of our property and bring unwanted traffic to a secluded and developed area.

Please include any additional comments you may have concerning this project. Please use undeveloped areas to propose a future collector, the assumption of using our property is not acceptable. We would like to know what developments are being proposed in the Spring Creek Neighborhood

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Area. If a higher traffic road (collector, or arterial) is proposed too near our home, we will be speaking to an attorney.
Mike Mueller

Inconvenience the developer who are not current landowners not bothering anyone. There is plenty of land to develop a road where no one else is living.

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Name(s): Roger & Eva Frye
Address: 3302 Flint Dr. Rapid City, SD 57702

Phone Number: 605 348-2468 work 605-342-1309

I (We) own Property within the Spring Creek Neighborhood Area

Yes No

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future

Land Use Plan: Whoever was on the committee, apparently did not talk to all of the effected property owners or none of them before proposing this plan. You have planned a collector road right through the middle of our 10 acre plot. How would you like to have that done to your property. I will fight this through all the courts to the bitter end.

I (We) believe that the proposed changes will have the following impact on our property: Our property will be ruined and worth ~~nothing~~ ~~for residential building~~

Please include any additional comments you may have concerning this project. _____

We have suggested 3 different routes on the map that makes more sense, as it affects no property owners and the topography is just as good as the proposed route.

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SPRING CREEK NEIGHBORHOOD AREA
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April 13, 2009

4/23/09

Name(s):

DAVID W. DOVE TRUST

Address:

MICHAEL AND LINDA DOVE 13950 NECK YOKO RD

Phone Number:

HP 342-7786 WP 718-8085

I (We) own Property within the Spring Creek Neighborhood Area

Yes No

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future

Land Use Plan: The proposed collector from Marie Lane, Roland Dr and Wallace should follow the existing road that ~~was~~ platted in the subdivision. Cutting across several properties decreases value and does not make use of current platts or topography

I (We) believe that the proposed changes will have the following impact on our property: THE

Proposed collector across the center of the property will decrease the value. The road as planned will prevent any home site development making it worthless.

Please include any additional comments you may have concerning this project.

Any increase in traffic on or off Neck Yoke Rd needs to be considered carefully at the bottom of the hill at Marie Lane. Traffic turning at this point is dangerous with current traffic, an increase would have very dire results.

Please submit comments by April 24, 2009 to the following:

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Michael D Done
13950 Neck Yoke Rd
Rapid City, SD

57702

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Name(s): Mike & Julie Mueller - Lopez & Eva Lopez
Address: _____
Phone Number: 342-1309

I (We) own Property within the Spring Creek Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future Land Use Plan: Over half of the year Neck (Joke) Road is extremely icy. Especially coming down that windy road & where it meets at Marie Lane. Our mail boxes are there & they are demolished every now & then! To have a busy intersection there is crazy.

I (We) believe that the proposed changes will have the following impact on our property: only negative! Nothing good could come of this for our families.

Please include any additional comments you may have concerning this project. To actually go out & look at the properties most affected & meet with owners would have been and still would be a more informed way of doing your job.

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Name(s): MELVIN (mick) HARRIS
Address: _____

Phone Number: 342-7878

I (We) own Property within the Spring Creek Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future Land Use Plan: Improve existing roads before building new roads in this area. Spring creek road is too narrow for existing traffic

I (We) believe that the proposed changes will have the following impact on our property: _____

Please include any additional comments you may have concerning this project. _____

Neck yoke Road should be MADE WIDER if more development is allowed. The road is too narrow especially when you allow bicycle traffic to have priority - They ride in the middle of the lanes & give you the finger when you work to get them over to proper right edge right away
Please submit comments by April 24, 2009 to the following:
Somebody is going to get hurt if this hazard is not addressed

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Name(s): LEE KAVORKA
Address: 9356 Neck Yoke Rd, RC 57702

Phone Number: 605-343-5351

I (We) own Property within the Spring Creek Neighborhood Area

Yes _____ No _____ VERY NEAR Right by spring creek

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future

Land Use Plan: PLEASE DON'T put A ROAD Through the 10 Acre Plots
ON WALLASH, They're good friends of ours, AND don't
WANT A ROAD!

I (We) believe that the proposed changes will have the following impact on our property: _____

Yes, it would have a great impact on their property.
Don't you have to have 10 Acre lots?

Please include any additional comments you may have concerning this project. I feel money

could & should be spent for other things

Please submit comments by April 24, 2009 to the following:

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Name(s):
Address: Patricia Wood Welsh

Phone Number: 1105 Duffer Dr., Rapid City SD 57702
605-343-4691

I (We) own Property within the Spring Creek Neighborhood Area

Yes No

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future

Land Use Plan: I adamantly oppose the Spring Creek Neighborhood Area Future Land Use Plan in which a road is proposed from Neck Yoke rd extending East along Marie Dr and Wallace St, then cutting across the southwest part of my property and proceeding south and east to a proposed future development.

I (We) believe that the proposed changes will have the following impact on our property: We have a vacation cabin on this property and the "peace and quiet" and privacy of this retreat would greatly be negatively impacted by such a road and traffic. The value of my property would also be compromised should I ever choose to sell it in the future.
Please include any additional comments you may have concerning this project. _____

There have been alternate suggested routes for a road which would be much less likely to adversely affect current property owners and would provide ready access to the possible future development.

Please submit comments by April 24, 2009 to the following:

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Name(s):
Address: Brian and Cheryl Fenske 23720 Wallace St.

Phone Number: 388-3512

I (We) own Property within the Spring Creek Neighborhood Area

Yes No

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future Land Use Plan: Our main concern is increased traffic on

Marie Lane off of Neck Yoke Rd. I consider
the intersection of Neck Yoke and Marie Lane to
be dangerous, especially in winter months.

I (We) believe that the proposed changes will have the following impact on our property: _____

Please include any additional comments you may have concerning this project. It would
be better to take the proposed collector from Evans
Court. There is better visability for motorists and
the traffic won't be moving as fast as around Neck Yoke/Marie.

Please submit comments by April 6, 2009 to the following:

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APR 29 2009

Rapid City Growth
Management Department

From: Mark Koupal [mailto:mkoupal@wildblue.net]

Sent: Tuesday, May 26, 2009 6:29 PM

To: Horton Patsy

Cc: Elkins Marcia

Subject: Spring Creek Future Land Use

Dear Patsy:

I received your letter concerning the Public Works Committee Mtg. on May, 26. Thank you for taking the time to get us that information. Unfortunately, I did not receive the letter until late afternoon on May 26th, but I do appreciate the effort you made.

Our situation has not allowed us to voice any concern or send any comments. We are currently with our son in Phoenix Az, he has been diagnosed with Leukemia and was referred to the Mayo clinic in AZ for treatment. Our mail is being forwarded but it takes extra time to reach us, that is why I received your letter late.

I must add that due to what is going on, we have not been able to focus much on the planning for the Spring Creek area, our days are spent going to and from treatments and caring for our son's needs. I just recently was told of the proposed map on the internet. I have to, at this time, revert to our neighbors concerns as they have been able to research and stay up-to-date on what is going on. Obviously, as a homeowner and landowner in this area, I am concerned of privacy, safety, and protecting the beauty of the Spring creek area, but I also understand the need for future growth and planning. I hope that the city of Rapid City will take time to listen to the voice of the neighborhood, obviously those that live in the area are well aware of potential hazards, care about the beauty of the area, and look out for the best interest of each other.

Thank you once again Patsy for your kind attempt to notify us of the mentioned meeting. I appreciate the concern for the landowners of the area.

Mark Koupal

Dear members of the council:
September 8, 2009

We respectfully ask that this letter be submitted for consideration in regards to the proposed amended street plan concerning the Spring Creek neighborhood.

Regretfully we cannot be in attendance of this meeting nor were we able to attend the past meetings due to our current family situation. We are with our son who is currently being treated for leukemia at the Mayo Clinic in Scottsdale AZ, he has been under their care since April of this year and is scheduled to be here until November.

Let us also ask that you please understand our focus has been on our son and his outlook and treatments, we have not been able to stay well informed on these proposals. Our neighbors have been kind enough to make us aware of this meeting and have directed us to the web address which allowed us to view the proposed plans. Due to our lack of involvement we have no alternative proposals, but with the short time we have been able to spend reviewing the maps, we ask that you consider some alternative to extending Wallace St. to the corner of section 14 & 23, and that you also consider an alternative to the proposed road traveling along and between sections 14 & 23.

There are many concerns of all neighbors in regards to increased traffic and safety issues in the area, and all property owners in this area are there because of the quiet beauty and privacy. We absolutely share all of these concerns and would like to express additional concerns of our own. When we recently subdivided our property to it's current state we did so because of our desire to sell our home and downsize, yet we wanted to stay in the area because of the unique beauty and privacy. With your proposal, not only will peaceful privacy be lost, but it will greatly diminish the beauty of the area. To extend Wallace St. beyond the turnaround, which we were required to construct to gain approval of our sub-division, would create a massive scar in the hillside which would literally destroy the beauty of the area and would be easily seen from Neck Yoke road along with all neighbors. What an eyesore to look at while enjoying the beauty of the Hills, not only for residents but also visitors. Another concern, is that by adding a street between sections 14 & 23, you will be crossing a deep creek bed or wash if you will, this would not only be costly, and please understand we are not road engineers, but would more than likely create a need for a bridge, or a large culvert of some type with a large amount of fill, this would also greatly affect the beauty of the area and any future development in that area would be forced to gaze upon a very unsightly road. Lastly, as you have likely heard from all people affected, this would obviously diminish the property value of not only our existing home, but also our future home and all homes in the area, along with any future developments which are in view of these proposed road additions. We feel there must be a better alternative if planned appropriately.

In closing, we would like to thank you for your consideration of our many concerns, those of our neighbors, and all the land owners in the area. We understand the need for future planning and development, but we ask that you take ample time to consider and protect the reason for the need of this planning, and that is, the peaceful beauty of the area, it would be wise not to ruin that.

Respectfully submitted by:
Mark and Jana Koupal
23774 Wallace St.
Rapid City, SD 57702