

SPRING CREEK NEIGHBORHOOD AREA
FUTURE LAND USE PLAN
OPEN HOUSE
January 12, 2010

Name(s):
Address: Patricia Wood Welsh

Phone Number: 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 do not agree with the proposed plan for the corridor road / collector road going east from Neck Yoke along Marie, Roland and Wallace streets connecting to Spring Creek Rd at the present Hart Ranch Resort entrance. I believe there are other routes that would better suit the area.

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

the property I own has been a place where our family has built a small cabin where we can enjoy the peace and quiet of the beautiful surroundings, a road built

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

right along this property would certainly take from this pleasure.

P Wood Welsh

Please submit comments by January 22, 2010 to the following:

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

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Rapid City Growth Management Department

SPRING CREEK NEIGHBORHOOD AREA
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Name(s): Troy & Dawn Claymore 13889 Evans Ct.
Address: _____
Phone Number: 605-388-9817 R.C. S.D. 57702

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: feel the area should

mostly remain in 10+ acre sections.

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

Evans Ct. should remain a local road
and proposed size of land should
remain PRD 1 du/10 ac, not 2 ac.

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

The terrain on the proposed Evans
Court local road is steep with
large ridges, cliffs and rocks

Please submit comments by January 22, 2010 to the following:

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Rapid City Growth
Management Department

Mark & Jana Koupal
23774 Wallace St.
Rapid City, SD 57702
605.348.6935

January 13, 2010

Patsy Horton
Transportation Planning Coordinator
Rapid City Growth Management Department
Rapid City, SD 57701
605.394.4120

RE: Spring Creek Proposal

Dear Patsy,

Please submit the following comments concerning the Spring Creek Future Road Proposal to the appropriate staff and departments.

To whom it may concern:

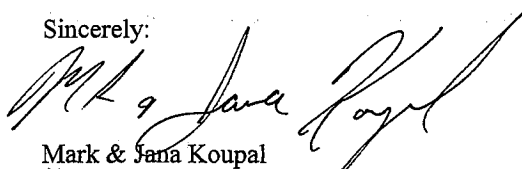
In reviewing the proposed future roads in the Spring Creek area, it seems as if there is a lack of planning, and an effort to rush a poorly planned proposal through. Future development can add-value to the area if well planned. The planning commission must consider environmental impact, impact on the area's beauty and desirability, safety of proposed roads, and ease of access for potential future developments.

The currently proposed collector road utilizing Marie Lane, Roland, Carstens Road and extending Wallace St., then turning East on the next section line hardly takes any of the above mentioned necessities of good planning into consideration. You are proposing a collector road with four 90 degree turns, all on inclines, within one mile. You are proposing scarring the landscape to extend Wallace St. creating a large cut into the hillside which would be clearly visible clear from Highway 16, and you are proposing the need to build a bridge over a deep ravine to continue East, which would greatly diminish not enhance the area's beauty.

These proposals most definitely are not desirable, they will not promote future development, they will decrease land value rather than add-value, they will have a negative impact on the beauty of the environment, they will be a safety hazard, and they will definitely not make access to the area "easy". Who will want to travel on such a road? I believe people would do all they can to avoid travel on such a poorly planned road.

You have the time and ability to do this right starting with a clean slate. You have the talent on hand to design a proposal that would add value to the land in the area. Scrap the current proposal and please design a plan that our community can be proud of. As your proposal stands now, it would be an embarrassment to you and all who are involved in it's planning.

Sincerely:


Mark & Jana Koupal

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Rapid City Growth
Management Department

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

Mitchell Sharlene

From: Mark Koupal [mkoupal@wildblue.net]
Sent: Monday, September 07, 2009 11:15 PM
To: Planning Web
Subject: City council meeting September 8, 2009
Attachments: Letter to Rapid City council.wps

Dear Sir/Madam:

Attached is a letter that we ask that you please forward to whom it needs to go to be submitted to the council for review in tonight's meeting, Sept. 8, 2009, for consideration on item 105 of this meetings agenda.

My wife and I are unable to attend this meeting, we own property in the area of discussion, and would like the opportunity to express our concerns.

Thank you for your help in this matter, and could you please confirm receipt of this letter.

Mark and Jana Koupal
23774 Wallace St.
Rapid City, SD 57702
mkoupal@wildblue.net

09CA002

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

Sent: Sat 11/14/2009 7:12 PM

To: Costello Aaron; Chapman Malcom; Kroeger Ron; LaCroix Lloyd; Waugh Bill; Olson Karen Gundersen (City Council); Hadcock Deb; Kooiker Sam; Weifenbach Ron; Martinson Patti

Subject: Spring Creek Proposal

Dear Rapid City Council:

Once again, I would like to thank you for taking the time to come out and review the site of the proposed roads next to our property first hand.

My wife Jana and I along with our son were able to return to Rapid City this weekend, but we are not sure if we will be able to attend Monday nights meeting as we are trying to put our lives back in order after a long ordeal with our son's illness.

Since we may not be able to attend, I wanted to at least communicate some final thoughts for you to consider as you bring this proposal to a vote.

As I am sure you will agree after viewing the area from the vantage point on our property, you can clearly see that the terrain is not conducive to the proposal of extending Wallace St. and turning Eastward with a new road. You must also take into consideration the impact on the beauty of the area, the impact on all of the landowners in the area, the impact on all the existing homes in the area, and potential for future development, not to mention the voices of the taxpayers who live there.

As future planners, you also know you must preserve and enhance the beauty of any area, these roads would obviously be an eyesore, squash any future potential development and reduce the value of land and existing homes in the entire area.

I strongly believe that there are much more desirable alternatives to this current proposal. Not only did Mike Mueller have some great ideas, I am sure your planning department is quite capable of designing alternatives that would truly enhance the beauty of the Spring Creek area. Please, lets do this right, this proposal as it stands is a mistake, it would be an embarrassment to you and our entire community to move forward with it. Give the planners time and directives to do this right, allow them to enhance the beauty of the area, respect the existing homeowners, and come up with a proposal we can all stand behind and be proud of.

Thank you all
Respectfully yours
Mark Koupal
23774 Wallace St.

Mark Koupal
23774 Wallace St.
Rapid City, SD 57702

January 12, 2010

Monica Heller
Rapid City Growth Mgmt. Dept.
300 Sixth St.
Rapid City, SD 57701

Dear Monica:

I wanted to send you a note to say Thank You for taking the time to explain the Spring Creek Proposal to us on Tuesday evening. My wife Jana and I do appreciate you taking the time from your busy schedule to hear the concerns of the neighborhood.

I know it is a difficult job to develop a plan the appeals to all landowners as I was once a small developer in Eastern SD, but growth is exciting, and if properly planned it can add-value to the developing area.

I must be honest and say that I feel the current proposal needs to be re-considered. The beauty of the area is what drives development, and the ease of access is also extremely important. Not only would the extension of Wallace St. carve a horrible scar into the landscape, but building a bridge over the ravine going East with the proposed road would most definitely diminish the value of land in the area. I think you will also agree that planning four 90 degree turns in one mile is hardly optimum. Why plan risk and danger into the future roads, let's get this done right so it will enhance the beauty of the area, and be a safe and pleasant drive which creates easy access to future development.

Monica, if you would like to come out and view first hand what a large scar cutting the extension of Wallace St. would create, and see first hand the ravine you are planning to place a road over, I would be happy to meet you and drive you out to the site. If you would like to arrange a time to do this, you can contact me via email at: mkoupal@q.com or phone: 348.6935.

I took another look at the Perry lane option, the topography is much more conducive to a future road and it would solve your East West access need at a much lesser cost and with much less of an environmental impact. I don't want to step on anyone's toes but this might be an alternative that appeals to most everyone.

Thanks again Monica for your time, and thank you for allowing me to speak my thoughts. You have a difficult job, but your community can help make it easier if you allow us to do so.

Have an awesome day!

Sincerely:


Mark Koupal

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JAN 14 2010

Rapid City Growth
Management Department