

14UR016-14RZ006

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

From: Gmail [<mailto:jodysev@gmail.com>]

Sent: Friday, June 13, 2014 9:34 AM

Subject: Arrowhead cell tower

I have a personal favor to ask.

I am opposed to the Verizon cell tower on the Arrowhead Country Club in its present configuration.

I think the tower is a monstrosity. Isn't a more minimalist, less visually obtrusive design possible? The design looks like the smokestack on a battleship and is incongruous with anything around it. At a minimum, I would NOT want a huge flag on it adding to the visual distraction. If there are to be any buildings at the foot of the tower, they should be hidden behind a landscaped berm of some kind.

I also oppose rezoning from forest & park to agriculture.

I hope you will take these thoughts into consideration on this issue. Please share your notions or questions with me.

Many thanks!

Jody Severson

14UR016-14RZ006

From: Chuck Tinant [<mailto:cvtinant@rushmore.com>]
Sent: Friday, July 04, 2014 12:30 PM
To: Lacock Fletcher
Subject: CELL PHONE TOWER AT ARROWHEAD CC

Dear Mr. Lacock:

I will be unable to attend the planning and zoning meeting. Please note that I am extremely opposed to the changing of part of Arrowhead Golf Course from Park/Forest to Ag. I am opposed to Verizon being able to place a cell tower on the golf course. Please feel free to contact me if you need to. Thank you.

Charles Tinant
1910 W Flormann
RCSD 57702

From: Chuck Tinant [<mailto:cvtinant@rushmore.com>]
Sent: Monday, July 07, 2014 9:14 PM
To: Lacock Fletcher
Subject: Re: CELL PHONE TOWER AT ARROWHEAD CC

I am sorry that I sent you the original email. I did so under false information that was presented to me. I have since learned more information and wish to rescind my previous email. I am sorry that I wasted time. Please accept my apologies. Thank you.

14UR016-14RZ006

From: EUGENE BEYER [<mailto:knobruth@rushmore.com>]
Sent: Friday, July 04, 2014 3:16 PM
To: Lacock Fletcher
Subject: NOTE

as members--we vote no the beyers

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

From: James Waggoner [<mailto:wags9646@gmail.com>]
Sent: Friday, July 04, 2014 4:08 PM
To: Lacock Fletcher
Subject: Cell tower on ACC

I am a member of Arrowhead Country club and very much support the cell tower. It provides a multitude of benefits to our club and better cell service to many hundreds of RC residents. I also believe the vast majority of our members feel as I do. I urge your approval. Thank you

Sent from my iPad

Wags

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

From: Rick Rylance [<mailto:rjrgolf@gmail.com>]
Sent: Saturday, July 05, 2014 4:59 PM
To: Lacock Fletcher
Subject: Arrowhead Country Club cell tower

I am a member of Arrowhead Country Club and live with 5-6 blocks from the club. I support the putting up of the cell tower on club property. Not only are there advantages to the club but the cell service to surrounding areas will be a benefit to all. I support the rezoning of the property.

Thank You
Rick Rylance

Sent from my iPad

14UR016-14RZ006

From: gene hensley [<mailto:genehensley@live.com>]
Sent: Sunday, July 06, 2014 2:12 PM
To: Lacock Fletcher
Subject:

Dear Fletcher,

My name is Gene Hensley and I am sending you an e mail in support for the cell tower to be installed at Arrowhead Country Club.

I live in Wildwood and have very limited verizon cell service.

Allowing the tower to be constructed will give me and the other residents in the area much better cell service.

Would appreciate your support of the verizon cell tower at Arrowhead Country Club.

Gene

Gene Hensley
RE/MAX of Rapid City
1240 Jackson Blvd.
Rapid City, South Dakota 57702
605-391-4300 Cell
605-341-3460 Fax
genehensley@live.com

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

From: Bolt Account [<mailto:joshk@boltcompaniesinc.com>]
Sent: Monday, July 07, 2014 6:57 AM
To: Lacock Fletcher
Subject: Cell tower

I'm writing to you in regards to the cell phone tower on arrow head. I live at 3215 a Stockade Dr. I believe the tower to be a terrible idea and in poor taste. Please do let it happen! thank you

If you have any questions feel free to call or reply to this email.

Bolt Seamless
Joshua Kenner (Owner)
(605)-484-5927

Sent from my iPhone

14UR016-14RZ006

From: Lyndon Bolt [<mailto:lyndonb@boltcompaniesinc.com>]
Sent: Monday, July 07, 2014 7:01 AM
To: Lacock Fletcher
Subject: cell tower

we are very match not in favor of there be cell tower on our county club
thx lyndon and kari bolt
Lyndon Bolt
lyndonb@boltcompaniesinc.com

From: George Grassby [<mailto:george.grassby@amatteroflaw.com>]
Sent: Monday, July 07, 2014 9:37 AM
To: Lacock Fletcher
Cc: connief@arrowheadrc.com
Subject: Verizon Tower at Arrowhead Country Club.

Hello Mr. Fletcher,

I have been a member of Arrowhead Country Club for 30 years.

The Board of Directors of the Club has not contacted me, nor sought my input or approval about this decision.

Please register my objection.

It may be the Board is acting without the proper authority and any decision they make without member approval is void.

I have a stock certificate showing that I am a member in good standing and partial owner. I do not believe this matter has been submitted to the membership.

Sincerely,

George Grassby

George Grassby, Esq.
Whiting Hagg Hagg Dorsey & Hagg, LLP
P.O. Box 8008
601 West Boulevard
Rapid City, SD 57709-8008
Phone: (605) 348-1125
Fax (605) 348-9744

14UR016-14RZ006

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

From: Lucy Burchill [<mailto:lucyburchill@gmail.com>]

Sent: Monday, July 07, 2014 9:15 PM

To: Lacock Fletcher

Subject: Allow Arrowhead Cell Tower

Fletcher: We live at 3002 Stockade Dr. Adjacent to the 14th and 15th holes at Arrowhead Country Club. We purchased our home in July of 1999. We have been members of Arrowhead for over 20 years. We support the new cell tower due to the many benefits the club will gain. Arrowhead is an asset to the community but private clubs through out the country have struggled financially in recent years. The cell tower will not, in our opinion, be the problem a small, but vocal group is proclaiming it to be. Much misinformation has been spread. Numerous cell towers coexist in our community. Please allow Arrowhead to proceed.

Pat and Lucy Burchill
3002 Stockade Drive

Sent from my iPad

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

From: Ami [<mailto:amirscull@yahoo.com>]

Sent: Monday, July 07, 2014 9:48 PM

To: Lacock Fletcher; cpweb

Subject: Opposing Arrowhead Cell Tower

Hello,

I am writing to express my opposition to the proposed Arrowhead Cell Tower. Please take into consideration all the information presented by the opposition. There are many other locations that could serve the needs of this tower without needing to rezone a wonderful and beautiful golf course.

Amy Scull-Larson
3119 Flint Dr.

Thanks!
Ami

Ami Scull-Larson

14UR016-14RZ006

From: Steve Flanery [<mailto:steve.flanery@gmail.com>]
Sent: Tuesday, July 08, 2014 5:39 AM
To: Lacock Fletcher
Subject: Arrowhead zoning for cell tower

I'm writing in opposition of the proposed zoning changes to allow a cell tower to be constructed anywhere on Arrowhead Country Club property. I am a member of Arrowhead.

Steve Flanery
3024 Palmer Dr.
Rapid City 57701
355-9055

From: shirley rising [<mailto:swrising@gmail.com>]
Sent: Tuesday, July 08, 2014 9:12 AM
To: Lacock Fletcher
Subject: tower at Arrowhead Country Club

Mr. Lacock & Members of the Planning and Zoning Committee;

Although we are unable to attend the Planning and Zoning meeting tomorrow, we wish to convey our support for the cell tower at Arrowhead Country Club.

We live at 5568 Wildwood Drive and experience poor cell phone reception on the Verizon network. We have installed a verizon booster with only minimal affect on the reception. We own The Medicine Shoppe Pharmacy and are 'on call' for emergency medications for numerous nursing homes and assisted living facilities in the Rapid City area. Many times we have 'missed' calls from the homesl or the call is 'dropped' during communication. It is vitally important that we be able to receive these emergency calls to support our patients and facilites.

Please vote in favor of installing this much needed cell tower at Arrowhead Country Club.

Respectfully,

Curt & Shirley Rising
5568 Wildwood Drive
Rapid City, SD 57702

14UR016-14RZ006

From: Sue McCormick

Sent: Tuesday, July 08, 2014 10:41 AM

To: Lacock Fletcher

Subject: RE: Cell Tower at Arrowhead

Mr. Fletcher Lacock,

I want to express my concern with the placement of the 65 foot cell tower at Arrowhead Country Club. I would encourage you to vote against the approval of the 65 foot tower and rezoning. I feel it would not be in the best interest of the area to proceed with this installation. It is my understanding that there is a large amount of opposition to this proposed tower and I encourage you to consider this in your decision to proceed.

Sue McCormick

14UR016-14RZ006

From: Barbara Wicks [<mailto:mamawicks@gmail.com>]

Sent: Tuesday, July 08, 2014 10:57 AM

To: Lacock Fletcher

Subject: Opposed to Arrowhead cell tower

To whom it may concern:

I would like to express my opposition to the proposed rezoning of Arrowhead Country Club to accomodate a cell tower.

Thank you for your consideration,

Barb Wicks

3033 Flint Drive

Rapid City, SD 57702

Please feel free to contact me at 718-1978

14UR016-14RZ006

From: Mark Wicks [<mailto:papawicks@hotmail.com>]

Sent: Tuesday, July 08, 2014 11:27 AM

To: Lacock Fletcher

Subject: Opposition to Arrowhead Cell Tower

To Whom It May Concern:

I would like to express my concern over the placement of a cell tower so close to our neighborhood. I am opposed to the site the Arrowhead Country Club has chosen and would ask that they pick another location on the land that they own to place a tower away from Flint Drive and Country Club Drive.

Thank you for your consideration,

Mark Wicks

3033 Flint Drive

Rapid City, SD 57702

605 718 1978

From: Simonson, Larry A. [<mailto:Larry.Simonson@sdsmt.edu>]

Sent: Tuesday, July 08, 2014 12:14 PM

To: Lacock Fletcher; dpweb@rcgov.org

Subject: Arrowhead Cell Tower

It appears that there is a fair amount of controversy over the proposed location of the Arrowhead Cell Tower. Have alternate sites been considered? Having a tower rise quite high at the proposed location will pose a liability for the homeowners in the area. Would a location closer to the tennis center be viable? I know that many neighbors strongly oppose the proposed location. I will not be able to attend the P and Z meeting on Thursday, but will be there in spirit to ask that other sites be considered.

Thank You,

Larry Simonson

3108 Stockade Dr

14UR016-14RZ006

From: Rob & Marsha Hengen [<mailto:rhengen1@rap.midco.net>]
Sent: Tuesday, July 08, 2014 5:18 PM
To: Lacock Fletcher
Subject: Arrowhead Cell Phone Tower

Mr. Fletcher,

As a member of ACC, I feel that it is in the best interest of the club and the community to allow this tower to be built on ACC property.

Rob Hengen

From: Monica Bower-Brink [<mailto:monbbb@rushmore.com>]
Sent: Tuesday, July 08, 2014 5:01 PM
To: Lacock Fletcher
Cc: cpweb
Subject: Arrowhead Cell Tower

As a member and close neighbor to Arrowhead Country Club where this tower will be in my eyesight, I am in FAVOR of this tower being installed

Thank you

Monica Bower-Brink
3415 Broadmoor Drive
Rapid City

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

From: Jane Patnoe [<mailto:jane@libertysuperstores.com>]
Sent: Tuesday, July 08, 2014 10:37 PM
To: Lacock Fletcher
Subject: Arrowhead cell tower

I oppose the partial re-zoning of Arrowhead Country Club from park/forest to agriculture and the placement of a cell tower on Arrowhead. This cell tower will impact over 50 homes in the neighborhood. P&Z has been vigilant in keeping cell towers away from homes in the past. I feel there are other acceptable sites for Verizon to pursue that don't have such a high impact on a large neighborhood. References have been made to this structure as a "flagpole". A flagpole doesn't require a road and three companies worth of maintenance trucks and pest control. A flagpole doesn't require equipment sheds with lighting, it doesn't disturb wildlife, it doesn't require parking places, it doesn't require landscaping to "hide" it, it doesn't emit radiation, it doesn't require "no trespassing" signs. This is NOT a flagpole. It is a cell tower and it doesn't belong in a neighborhood of 50 homes.

Jane Patnoe
3115 Flint Drive
Rapid City, SD

Sent from my iPhone

14UR016-14RZ006

From: Sangchul Bang [<mailto:sangchul.bang@gmail.com>]

Sent: Wednesday, July 09, 2014 9:01 AM

To: Lacock Fletcher; cpweb

Subject: Arrowhead Cell Tower

This e-mail is to let you know that I am strongly oppose the proposed cell tower in the middle of the Arrowhead golf course.

Thanks.

Sangchul Bang
3317 Stockade Dr.
Rapid City, SD 57702

14UR016-14RZ006

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

From: Don Patnoe [<mailto:don@libertysuperstores.com>]

Sent: Wednesday, July 09, 2014 9:22 AM

To: Lacock Fletcher

Cc: Jane Patnoe; Nathan Larson

Subject: Opposing the Arrowhead Cell Tower

Mr. Fletcher Lacock,

First thanks for helping clarify some issues on this matter plus accepting questions and comments.

>

> How can the city justify the rezoning of a 7,000 sq. ft. parcel (.1607 acre) which is completely surrounded by 141 acres of Park-Forest to General Ag to accommodate a COMMERCIAL communication tower? Additionally, these 141 acres of park forest are surrounded by blocks & blocks of residential neighborhoods. How does approving Verizon's requests meet the general description of: General Agricultural District (chapter 17.34.010?

>

> I understand communication/cell towers are the current commercially viable means of providing a service the public has come to expect, that is because the industry has sold their product to the consuming public. Recall the "Can you hear me now" advertisement? I do understand the need for cell towers, but who wants one in their back yard or even their neighborhood? Cell towers belong in commercial areas or an area currently owned by the city or an area that has other utility structures. There are other sites for this proposed tower. The City doesn't have to agree to Verizon's preferred site. The Arrowhead site per Verizon's application provides them "additional capacity for the neighborhood areas... so they can meet their advertised speeds". Why does the city feel they must help Verizon achieve their advertised speed? Does the City accommodate ALL businesses so they can deliver on their advertised claims?

>

> How can the City allow for the noise and sight pollution resulting from the proposed intrusive and offensive flag pole design in a park forest and residential neighborhood? There are less intrusive tower designs such as a pine tree, which is better suited in a park-forest or residential district.

>

> Finally, how can the City allow Verizon to claim their tower comes with "equipment sheds"? Call these structures what they are: commercial buildings to house industrial equipment. The City must require these "sheds" to comply with existing neighborhood zoning as residential structures.

>

> I urge the Commission to deny the request for rezoning (No. 14RZ006 - Valley Tract) and the request for a conditional use permit (No. 14UR016 - Valley Tract) both located at 3015 Tomahawk Drive. Thank you.

>

> Don Patnoe

> 3115 Flint Drive, Rapid City

14UR016-14RZ006

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

From: Gmail [<mailto:jodysev@gmail.com>]

Sent: Wednesday, July 09, 2014 9:40 AM

To: Lacock Fletcher

Subject: Arrowhead cell tower request

Please add my name to those who oppose the proposed cell tower at Arrowhead Country Club, as presently configured. I believe the commission should defer action until further study is completed on the following questions:

- * What will be the impact on property values of surrounding property?
- * Is another design less intrusive than the flag pole and big grey stick? It does not fit here. The Club may have made a choice but I believe the neighbors should also have a say in this.
- * Are other nearby sites available that won't have such an impact on the viewscape of so many homes? There may be one just a few hundred yards away.
- * What are the implications for the nonprofit tax status of Arrowhead Country Club, both as to federal income tax and property taxes? If the club is switching to a for-profit mode for at least part of its property, it is fair to ask whether the rest of us taxpayers citywide and countywide should be expected to make up the slack for ACC's nonpayment of taxes on its new money making property.
- * Is this mico-spot zoning to ag appropriate — or should more of the country club be rezoned ag as well if they're going to start chopping the parks and recreation zone into pieces, and if so, again, what are the tax and other planning and zoning implications?
- * What are the implications of that road that will need to be improved ? Will the access road become a city street? Can others then park on it? Skateboard on its sidewalk?
- * Is there a way to conceal more of those buildings at the foot of the towers and assure that they are of sufficient architectural quality as to not be an eyesore?
- * How much power will be needed at the site for the first tower and any that may follow? How will it get there? Will new high voltage overhead lines be required or will it go underground? If it goes underground, will there be new construction to bring it in, and if so, does that present an opportunity to bury the overhead distribution line that runs parallel to Stockade Drive along the border between Stockade back yards and the country club fairway? If the ultimate build out will require more voltage than the current lines can deliver, can we get it done right the first time by under grounding the feed? Or will they ultimately have to hang more insulators on the beat-up old poles I see out my back window?
- * A petition is going around that calls for a vote of the entire Arrowhead membership. The bylaws are very specific about that being an option available to the members, and I believe that adequate signatures will be in hand soon if not already there. There are some contentious issues within the ACC membership and there has been some dissension in the club about its leadership and finances for some time. It may not be a sure thing which way that vote would go or what its meaning would be — if not for this installation then implications for other for-profit land use that may follow, which in turn may affect the viability of this site and/or the revenue projections the club is assuming.

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At a minimum it would be prudent to defer action until there has been a determination by the entire club membership, and then proceed to address the other questions above. I am sure that you will hear more questions from those who are even more familiar with the issue than I am.

I am a loyal Verizon customer and do not dispute the need in coming years for additional capacity. However, I do not know whether the need for added capacity is so urgent that we can't slow down and make sure the job is done right and the site is the best possible of all options. I can tell you from my own experience with Verizon that at least at the moment, service here is excellent and there has been no problem with dropped calls or call quality. In my experience as a customer in this neighborhood, we are not in a rush to fix an urgent problem of low quality but rather facing a need to add some future growth capacity, and I think that creates an opportunity to see if we can work together to find a good solution for all concerned.

Thank you very much for your consideration.

Joel Severson (nickname Jody).
3102 Stockade Drive
605 721-1450

From: Susie Roth [<mailto:sr7165551@gmail.com>]
Sent: Wednesday, July 09, 2014 10:24 AM
To: Lacock Fletcher
Subject: Opposition to Arrowhead Cell Tower

To Whom It May Concern:

I am writing to **express my opposition to the proposed Arrowhead Cell Tower**. While I will be out of town and unable to attend the meeting on July 10, I wanted to express my views and let my voice be heard.

Thank you,
Dr. Susie Roth
2913 Stockade Drive
Rapid City, SD 57702

14UR016-14RZ006

From: Dick & Lucy Mahlendorf [<mailto:dlmahlen@msn.com>]
Sent: Wednesday, July 09, 2014 11:03 AM
To: Lacock Fletcher
Subject: Cell tower at Arrowhead Country Club

Mr. Fletcher

We have received information from the Hensley's in regard to the installation of a new Verizon cell tower on the Arrowhead Country Club property. We would be very pleased to have better cell service in our area! Sorry, we will not be able to attend the meeting, Thursday morning, but we are in favorable support of this placement providing this new tower will truly be the answer to better cell service to our community. We do live in a hilly area which makes it harder to get signal, hopefully Verizon has been able to prove that this tower actually will give us better transmission.

Dick and Lucy Mahlendorf

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

From: Trudy Severson [<mailto:trudy.severson@gmail.com>]
Sent: Wednesday, July 09, 2014 11:17 AM
To: Lacock Fletcher
Subject: Proposed Arrowhead Country Club cell tower

Mr. Lacock,

I am writing to express my opposition to the proposed cell tower on the grounds of Arrowhead Country Club.

My address is 3102 Stockade Drive, Rapid City, SD 57702.

Thank you for sharing this with the Planning Commission before it's meeting on July 10.

Trudy Severson

14UR016-14RZ006

From: Joy Lester [<mailto:joygeol@rap.midco.net>]
Sent: Wednesday, July 09, 2014 11:53 AM
To: Lacock Fletcher; cpweb
Cc: 'Fahrenbach, Mark'
Subject: Oppose Arrowhead Cell Tower
Importance: High

Hello Planning and Zoning of Rapid City,

Please accept my opposition for the proposed cell tower at Arrowhead County Club, Rapid City.

I DO NOT want this project to proceed.

3210 Hogan Ct.
Rapid City, SD 57702

Sincerely,

Joy Lester

From: Andrew Humphreys [<mailto:andrew.humphreys13@gmail.com>]
Sent: Wednesday, July 09, 2014 1:47 PM
To: Lacock Fletcher
Subject: Arrowhead Cell Tower

Dear Mr. Fletcher LaCock,
I am unable to attend the meeting Thursday July 10, 2014 but wish to make my opinion known.

As a longtime Wildwood resident and Verizon customer, I am looking forward to better cell reception. I rarely receive a call at my home that is not dropped shortly after being connected.

I urge you to approve this much needed tower!

- Elizabeth Humphreys
5512 Sunburst Drive

14UR016-14RZ006

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

From: jgs437@rap.midco.net [<mailto:jgs437@rap.midco.net>]

Sent: Wednesday, July 09, 2014 3:44 PM

To: Lacock Fletcher

Subject: New west Rapid City cell phone tower

As a long time Rapid City resident living on Wildwood Drive, I strongly support the placement of a new cell tower in Rapid City in a

location where the Verizon cell service will be improved in Wildwood.

I loose more calls while talking than calls I am able to complete and spontaneous disconnects are the rule at my home in Wildwood. My friends joke that I live in a "CELL PHONE BLACK HOLE".

John Spangler
6107 Wildwood Drive
Rapid City, SD 57702

605-390-1919

From: jimfeehan@rushmore.com [<mailto:jimfeehan@rushmore.com>]

Sent: Wednesday, July 09, 2014 9:43 PM

To: Lacock Fletcher

Subject: Arrowhead Cell Tower

Fletcher -

Please consider this email as my opposition to the proposed re-zoning of the Arrowhead property parcel from Park to Ag. Re-zoning a parcel from Park to Ag in the middle of the city is moving in the wrong direction. This situation is further negatively compounded when the re-zoning is spot re-zoning, surrounded on all sides by Park. Further, calling something Ag, when it clearly is for commercial use is also wrong. This proposed re-zoning should be proposed as Park to Commercial, calling it what it is. However, I am sure that would meet more resistance. Cell towers are necessary in the world we live in. However, this re-zoning is not.

Thank you for your time and consideration.

Jim Feehan

3317 Flint Drive

14UR016-14RZ006

From: kate waggoner [<mailto:katewags@rap.midco.net>]

Sent: Thursday, July 10, 2014 6:08 AM

To: Lacock Fletcher

Subject: Cell Tower location at Arrowhead Country Club

I am a resident of Southwest Rapid City and a member of Arrowhead Country Club. I'll be brief as I am sure you have been overwhelmed with e-mails on both sides of this issue. I am in favor of the proposed location of this cell tower. I think it would be a great service to the citizens of Southwest Rapid City by enhancing their cell phone service. It's also a benefit to the members at Arrowhead Country Club because of the income it provides. It's unfortunate that there is a lot of misinformation that is leading some of the opposition to this location.

Kate Waggoner