

J. David Sabow, M.D.
P.O. Box 5510
Rapid City, SD 57709
tel. (605) 342-4584
fax (605) 342-4914

November 11, 2002

RE: Hearing for Zoning Request

File Number: 02RZ067

Dear Commission Members,

The Petition for Rezoning from General Agriculture District to General Commercial District by Pine Lawn Memorial Park, Inc. should be denied.

The intention of Pine Lawn Memorial Park, Inc. is to construct a funeral home on the property under consideration. The only access road to the property narrowly accommodates two car widths and is without any road shoulder whatsoever. Furthermore, there is no terrain in the area which would accommodate extra traffic lanes or road shoulders except at an extraordinary expense. Tower Road in that area is not designed for safe ingress and egress especially during the evening hours, for the road is extremely dark at night for it is unlit, added to which there is a dense deer population. In order to accommodate funeral home visitors, many of whom travel there at night, street lights and road improvements would have to be made. Those minimal improvements would be necessary in order to insure the safety of both the visitors and home dwellers, already residing in the immediate area.

As you are aware, the location of that property is at the intersection of Tower Road and Skyline Ranch Road, the latter a private road on which the properties have a Forest-Park zoning designation. This area is served by a portion of Tower Road which is at best of a rural type. Any increase in traffic in this area would not only negatively impact all the homes located on Skyline Ranch Road by changing the residential integrity of the area, but it would prove to be a serious safety hazard.

Even now when there is a burial attended by an unusually large number, parking is a problem and it spills over onto Skyline Ranch Road but especially onto my

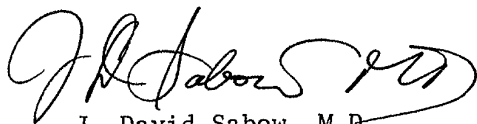
property. The added traffic, especially during the evening hours would create a further inconvenience, an increased safety hazard and be disruptive to the tranquility of the neighborhood, especially when one considers the installation of lights that would be necessary to accommodate this proposed new commercial enterprise.

Furthermore, a careful inspection of the proposed site plan will clearly show the problems that will be encountered. There simply is not enough space to accommodate a funeral home, driveway for the hearse and other funeral vehicles, as well as visitor and staff parking. If a funeral home was to be constructed in this area, it should be designed with the same rural park like qualities that is demanded of the homeowners. However, the land under consideration cannot accommodate this type of site plan.

Even though there is a motel in the adjacent area, that business closes during the dark evening hours of the winter months. Furthermore, traffic to and from this relatively small motel is sporadic and quite different than the traffic congestion that would necessarily occur at the proposed funeral home.

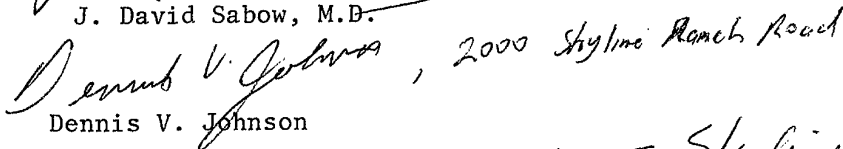
Commissioners, there are too many reasons to outline here that should mitigate against granting this request or even considering it seriously. It is highly unlikely that my neighbors would agree to the proposed zoning change.

Thank you for your attention in this matter.

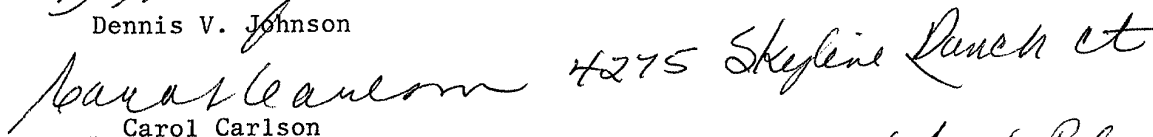


J. David Sabow, M.D.

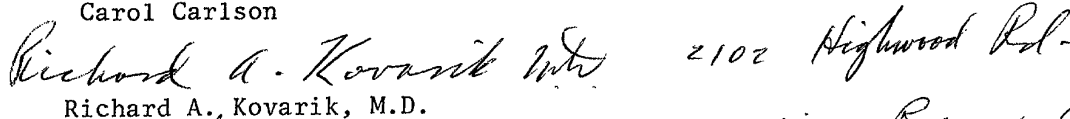
The undersigned residents of the adjacent area concur with Dr. Sabow in this matter.



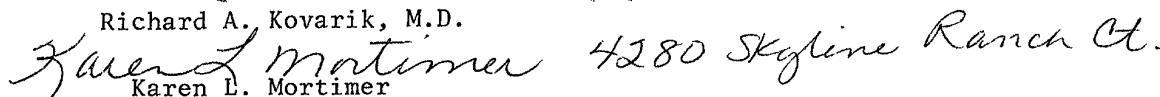
Dennis V. Johnson
2000 Skyline Ranch Road



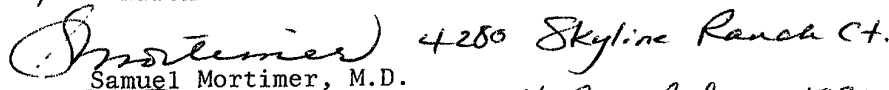
Carol Carlson
4275 Skyline Ranch Ct



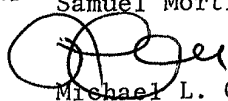
Richard A. Kovarik, M.D.
2102 Highwood Rd.



Karen L. Mortimer
4280 Skyline Ranch Ct.



Samuel Mortimer, M.D.
4280 Skyline Ranch Ct.



Michael L. Gould and Marnie L. Gould
1850 Skyline Ranch Rd.

Margaret A Seljeskog

Margaret A. Seljeskog

2151 Skyline Ranch Drive

Marv & Nicki Truhe

Marv and Nicki Truhe

1780 Skyline Ranch Road

Mary and Kevin Casey

Mary & Kevin Casey

2050 Fox RD

Mary and Michael Statz, M.D.

Mary and Michael Statz, MD

JANUARY 27, 2003

TO: PLANNING Dept
City of Rapid City
Fax # 605-394-6636

RE: PINE LAWN MEMORIAL PARK, INC.
File # 03RZ002

Rezoning Request Lot B of Lots A+B, Sect 14, T1N

Please accept this as our objection to the above rezoning request. We are homeowners and the original developers of the residential rural community immediately west of Skyline Drive. Our rural development has 13 homes located on 150 acres. All lots are 5 acres or more. To allow the proposed rezoning would create many problems.

1. The development of a commercial funeral parlor would not be compatible or consistent with the rural residential surrounding property.
2. The service road Hwy - Skyline drive can not handle the increased traffic resulting from the development. Skyline Dr is a minimum service road, no shoulders, no lighting, no turning lane, no curb & gutter, and incompatible with increased traffic.
3. Parking. The cemetery on the west

-2-

Now has insufficient parking for larger funeral homes. Our Skyline Ranch Road is a private road, maintained by our residents. Already funeral guests are parking, trespassing on our roadway, creating traffic problems. Safety does not allow this unauthorized parking on our narrow road.

4. Wildlife: As evidenced by Hwy 16, the native deer, present day and night will create traffic hazards for the proposed increased traffic on Hwy / Skyline Drive.
5. Spot zoning: the proposed small tract will create a non-conforming use in our rural-residential community.

The proposed rezoning request should be rejected. Thank You

Respectfully submitted
FRANKIE + DONALD Shultz
2109 Skyline Ranch Road
P.O. Box 8110
Rapid City, SD 57709

Elaine Sejvar
4600 Skyline Drive
Rapid City, SD
57701

January 27, 2003

City of Rapid City
Planning Dept.
300 Sixth Street
Rapid City, SD
57701

Dear Sirs,

I recently received notice of a public hearing of your counsel on Feb. 3 for the purpose to consider the rezoning of property from general agriculture to general commercial district. This location is at 4301 Tower Road and requested by Pine Lawn Memorial Cemetery. I understand the cemetery plans on putting up a mortuary at said location.

I completely object to the rezoning for one important reason, and that is increased traffic and congestion within a small area that is already becoming a hazard. The traffic entering Highway 16 from three churches from opposite sides of the highway added to the additional traffic created from Catron Blvd. drivers present a potentially dangerous situation. At certain times of the day and all summer it is very difficult to enter the highway from the service road. I believe last summer a woman driver was killed here because of the increased problems. We have noted that there is increased traffic on Tower Road in both directions possibly because it is easier.

Perhaps the commission should consider doing a traffic study with possible installation of traffic lights before giving the go ahead for rezoning. I really believe it is a safety issue that should be carefully evaluated. Also, a devaluation of the homes in this area will result from the rezoning and the residents will be looking for a substantial reduction in their property taxes.

File No 03RZ002

Sincerely,

Elaine Sejvar

Elaine Sejvar
Tel. 343-7327

RECEIVED

JAN 29 2003

Rapid City
Planning Department