

October 16, 2002

Dear Rapid City council member,

I am writing in concern of certain property that the city has annexed and is planning to rezone. Specifically Ordinance # 3864 the east 710 feet of NE ¼ NE ¼ less a parcel of land 400 feet in the northeastern most corner of the NE1/4 of section 3, located in Section 3, T1N,R8E, BHM, Rapid City, Pennington County, South Dakota adjacent and including Reservoir Road ,(rezoning from no use district to Office Commercial District. Also ordinance # 3865 a parcel of land 400 feet by 400 feet in the northeastern most corner of the NE ¼ of section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota located adjacent and including Reservoir Road.

As a neighboring land owner I am not against the rezoning of this property. However I am requesting a "Planned Development Designation" is put on this property so that public and neighbors adjoining this property could bring up some issues concerning this property.

The specific concern I have about this property is its eastern border which includes the section right of way, which in turn includes Reservoir Road. Reservoir Road is the only access road to a public utility, Rapid Valley Water District and its 2 water towers. The first portion of Reservoir from Twilight to Meadow Ridge is paved and has ditches but sidewalks, curb and gutter were never put in. Reservoir north of Meadow Ridge road has never been maintained by the county and is a section line trail.

The development along Reservoir road has increased and nothing has been done about bringing up this major arterial road to county or city standards. When the development north of Meadow ridge was put in the 1980's the planning commission was lax about requiring improvements and looked the other way. The recent development from Solitaire north to Meadow ridge on the west side of Reservoir again escapes the need bring this street to City or County standards.


Because of increased development along Reservoir road children and adults meander all over this road night and day with out the safety of sidewalks. Does it take a serious vehicular accident with a child and a fatality before the county and city will address this situation as they did concerning the upgrading of Twilight Road?

I request that before building permits are given for the property in question that Reservoir Road is brought up to city and county standards.

Marsha Elkins of the Planning Commission has been very helpful in researching this situation and am sure she could more technically explain my concerns.

I attended the October 7th council meeting to express my concerns but this property rezoning was put off till the 21st which I am unable to attend.

Sincerely,


Jeff Slathar

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**Rapid City
Planning Department**