

RECEIVED

OCT 25 2004

**Rapid City Growth
Management Department**

October 22, 2004

**Georgianna Bell
3806 Ridgemoor Drive
Rapid City, SD 57702**

Mr. Todd Tucker
Rapid City Planning Commission
300 Sixth Street
Rapid City, SD 57701

Dear Mr. Tucker:

I was dismayed to learn of the proposal to locate a funeral home on the land south of Holiday Lane on Sheridan Lake Road.

First, I question whether the area is large enough for the intended use.

I have been told that arrangements have been made with Arrowhead Country Club to provide additional parking when the capacity of the 69-car parking lot is exceeded. This shows an anticipation that it will, at times "overflow." Assuming that the excess cars do park in that lot, which I question, I expect the agreement to be cancelled the first time funeral parking interferes with member parking for a large country club event.

However, since the country club lot is some distance from the proposed funeral home, it seems more likely that patrons will find for themselves closer parking at Holiday Hills Estates, Sandstone Ridge, or along Holiday Hills Drive, thus disrupting the daily lives of many people who reside in those places.

In addition, I foresee a large traffic problem on Sheridan Lake Road, a very busy thoroughfare that gets busier day by day as a result of population growth south of town. People who come to attend funerals will all come within a fifteen to twenty minute block of time. Cars turning left into Holiday Lane will be competing with those turning right from the other direction and both will proceed very slowly into the parking lot as those already in the lot park and get out of their cars. It can be expected that the left turn lane will be exceeded and ordinary city traffic from both the north and the south will be blocked.

After the funeral, the problem is even worse as everyone leaves at once to join the funeral procession to the cemetery. Should there be additional cars in the Arrowhead parking lot, they will have to make left turns to join the procession further complicating the traffic snarl.

On a more personal note, when people join with a financial institution to buy a house, in many cases using their entire life savings as a down payment, they are showing faith in the city where they are making such a significant investment. I believe that they have a right to expect that the officers of that city will do nothing to adversely affect the value of that investment or, in extreme cases, make it impossible to recoup.

It seems likely that the location of a funeral home adjacent to the Fairway Hills development will have both of those effects. I very much hope that I never have to find out.

Sincerely,

Georgianna Bell
Georgianna Bell

Michael and Roxanne Kirkeby
3815 Ridgemoor Drive
Rapid City, SD 57702
October 20, 2001

City of Rapid City
Growth Management Department
300 Sixth Street
Rapid City, SD 57701

RECEIVED

OCT 20 2004

Attention: Todd Tucker, Planner

**Rapid City Growth
Management Department**

RE: Major Amendment to a Planned Residential Development
Lot 5 Revised, Sandstone Ridge Subdivision, Section 15, U1N, R7E, BHM,
Rapid City, Pennington County, South Dakota
Sheridan Lake Road and Holiday Lane

Dear Mr. Tucker:

This letter is written to inform you that as property owners adjacent to the above mentioned planned development that we are heartily against the construction of a funeral home in our back yard. The legal description of our property is Lot 26 R—1 Revised, located at 3815 Ridgemoor Drive. The funeral home itself, according to the plans submitted will be approximately 15 feet from our property line. It also will be in direct view from our kitchen, dining room, back deck, and master bedroom. We cannot tell you how disturbing this development is to our family.

We bought this property four years ago (August 2000). The sellers were Ken Kirkeby, Pat Hall, and Mike Tennyson. At the time of the sale the sellers disclosed the plan to build an office complex on that lot. We viewed the plans of the office complex and agreed to buy the property knowing what was to be built. We also agreed to release a portion of our lot to the owners of Lot 5 so that their professional office building could be placed appropriately (Please note the revisions to lot 5 as well as our lot 26). We agreed that the office building would not be a detriment to the value of our property. Had we known a funeral home was in the works, we certainly would not have purchased the home.

The thought of death is sad enough and truly disturbs many. Knowing that the dead are being brought to and processed in a building several times a week that is just yards from my kitchen table; the thought that several funerals are happening 4, 5, 6, maybe a dozen times a week just off our back deck is

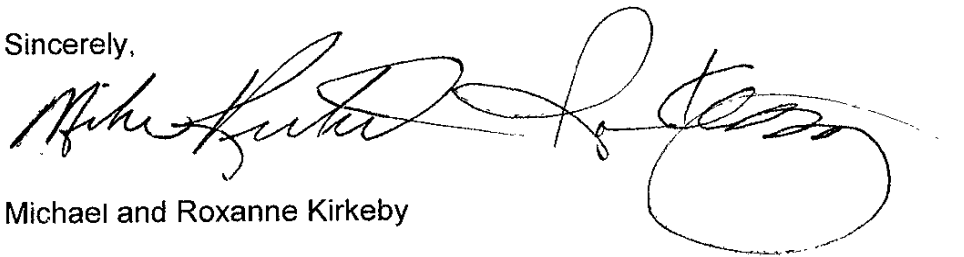
preposterous. Imagine enjoying a barbeque in the summer from your own home and have the party dampened by yet another funeral procession visible from your deck. We are sickened. Please, the view of the homeowners that are greatly affected by this should be thoroughly and completely discussed.

We urge you, and will be sending personal invitations to the planning commission, to visit our property. We were disturbed after reading the staff report that the residential homeowners were not a consideration in the report. We live in a beautiful subdivision in Rapid City---where the property values are all greater than \$300,000.00. The market value of our property is approximately \$450,000. What will a funeral home do to the value of our property? Does it greatly diminish the numbers of buyers that are willing to buy a property with a funeral home in the back yard? Many realtors in this community say yes. Many, many of our constituents feel as we do --- appalled at the thought of a funeral home being placed adjacent to our property.

Also, it disturbs us that the homeowners that are affected the most in this planned development were sent a letter from Fisk Engineering. Shouldn't a certified letter have been sent to the landowners adjacent to the development? How many of our neighbors actually read the letter or even understand the ramifications of this in our neighborhood?

Traffic problems should be a necessary consideration. Turning both right or left onto Sheridan Lake Road from Holiday Lane is difficult. Isn't there a better place for this funeral home? Isn't there a commercial property that is NOT adjacent to a residential property available for the funeral home? Of course there is! What is more important---the developers whose plan it is to make money by this development or the homeowners whose quality of life is diminished and disturbed?

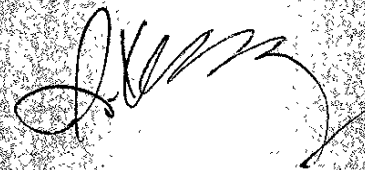
Sincerely,

A handwritten signature in black ink, appearing to read "Michael and Roxanne Kirkeby". The signature is fluid and cursive, with a large loop at the end.

Michael and Roxanne Kirkeby

Attachment to letter dated October 20, 2004

- In speaking with the owner of another funeral home in Rapid City we attempted to find out just what kind of traffic and parking issues might be relevant. It is our understanding that the possibility of a funeral every day of the week is highly likely. Approximately 1 in 10 funerals may have a service of 250+ attendees. Should that happen weekly, and 2 to 3 people arrive in the same car, there is a strong possibility that there could be a need for parking of 83 to 125 cars. The development does not have proper parking for that type of service nor is there enough overflow parking in the area to accommodate the need. Even if a portion of Arrowhead Country Club parking was available, the attendees would have a block or two to walk and then cross four lanes of traffic on Sheridan Lake Rd. Will there always be sufficient Law Enforcement to direct traffic in and out of Holiday Lane during each and every funeral procession? This small sliver of land is just not enough for a funeral home!

A handwritten signature in black ink, appearing to be a stylized name, possibly "J. Smith" or similar, written in a cursive style.