

MARY B. YELICK  
23605 Wilderness Canyon Road  
Rapid City, SD 57702

January 24, 2005

City of Rapid City  
Rapid City Planning Commission  
300 Sixth Street  
Rapid City, SD 57701-2724

Re: Agenda Item No. 54, Exception to The Street Design Criteria Manual

Dear Members of the Rapid City Planning Commission:

Many residents in the Copper Oaks subdivisions have expressed their concerns regarding the granting of a variance to allow 178 residences to access onto Wilderness Canyon Road that is far in excess of the forty residences recommended in The Street Design Criteria Manual.


The developer of the land in question will, in all probability, present you with a petition signed by many residents in the area. Other concerned residents will also present another signed petition. It is important for you to recognize the difference between the two petitions. The developer spoke to residents only in regard to the construction of an emergency exit at the top of Quartz Canyon. It is doubtful anyone in the area would oppose that plan. However, there are many of us who feel the issues of increased traffic and pedestrian safety were not addressed by the developer.

Attached to this letter are the following:

1. A petition signed by Copper Oaks residents stating their concerns regarding the increased traffic and requesting that the exception to the Street Design Criteria Manual not be granted.
2. Pictures showing Wilderness Canyon Road and the dangers presented by its width, curves, and lack of shoulder.
3. Letters from Pat Steinman, Deborah Strassels, and the Christensens who will be unable to attend the meeting. They would also like to express their concerns regarding additional traffic on the road.

Thank you for your consideration of this matter.

Sincerely,

  
Mary B. Yelick

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JAN 26 2005

Rapid City Growth  
Management Department

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MARY B. YELICK  
23605 Wilderness Canyon Road  
Rapid City, SD 57702  
(605) 394-8973

JAN 26 2005

Rapid City Growth  
Management Department

January 24, 2005

City of Rapid City  
Rapid City Planning Commission  
300 Sixth Street  
Rapid City, SD 57701-2724

Re: Agenda Item No. 54, Exception to the Street Design Criteria Manual

Dear Members of the Rapid City Planning Commission:

On behalf of myself and other interested residents of the Copper Oaks subdivisions we would like to express our concerns relating to pedestrian and automobile safety along Wilderness Canyon Road. It is already very difficult to walk or bike with safety along that road, which, incidentally, is the only ingress and egress from the area. Your regulations were developed for the well being of all residents in an area, and allowing more than twenty-four additional lots to access onto Wilderness Canyon Road and increase the traffic on the most dangerous section of the road is not in the best interest of the residents.

The Rapid City School District bus drops students off at the top of Wilderness Canyon Road. There are some students who walk down Wilderness Canyon Road to reach their homes. There are portions of the road where visibility is very restricted making it unsafe for young people.

The current developer is responsible for a major portion of the additional traffic that flows along Wilderness Canyon Road but has never addressed any traffic issues. The construction of an emergency exit through Hart Ranch Campground does not alleviate the traffic and safety problems encountered on a daily basis. Also, as a private road, it will not be maintained by the County and could be impassable at times.

A recent article appearing in the Rapid City Journal regarding the use of 2012 money states that one area for consideration is to "improve quality of life". We do not expect the developer to improve our quality of life, but we feel he has a responsibility to not decrease it by adding additional traffic to Wilderness Canyon Road.

Because of our concerns for pedestrian as well as automobile safety, we the undersigned would like the request before the Rapid City Planning Commission for a variance from the Street Design Criteria Manual to allow 178 residences rather than the stated forty residences on one road **not** be permitted.

**RESIDENTS OF COPPER OAKS WHO OPPOSE GRANTING A VARIANCE  
TO ALLOW CONSTRUCTION OF TWENTY FOUR ADDITIONAL  
RESIDENCES**

Rebecca M. [unclear] 23627 Wilderness Canyon Rd  
Rapid City, SD 57702

Karen Hultsen } 23642 Wilderness Canyon Rd  
Donald Hultsen } Rapid City SD. 57702

Craig Stumm 23647 WILDERNESS CANYON RD

Pauline Casey 23649 Wilderness Canyon Rd.

Kristy G. Mabe

Wanda Jones 23627 Wilderness Canyon Rd.

Licki [unclear] 23643 Wilderness Canyon Rd

Ray W. Schy 23643 Wilderness Canyon Rd

William W. Hartman 23624 Wilderness Canyon Rd

R. M. W. [unclear] 23624 Wilderness Canyon Rd.

Mary K. Bartsch 23626 Wilderness Canyon Rd

David Batten, MO 23626 Wilderness Canyon Rd

Aionne Eastmo 23633 Wilderness Canyon Rd.

Nancy Burger 23637 Wilderness Canyon Rd.

Don Burger 23637 " Wilderness Canyon Rd.

Pat Stumm 23647 Wilderness Canyon Rd

Jayne Simpson 23647 Wilderness Canyon Rd

James Simpson 23647 Wilderness Canyon Rd

RESIDENTS OF COPPER OAKS WHO OPPOSE GRANTING A VARIANCE  
TO ALLOW CONSTRUCTION OF TWENTY FOUR ADDITIONAL  
RESIDENCES

PAGE 2

Mary Ulick 23605 WILDERNESS CANYON RD  
~~Hal Ulick~~ " " " " " " " " " " " "  
 Anne Meisner 13690 Mountain Beaver Way  
 Geradine H. Mueller " " " " "  
 Frederic C. Mueller " " " " "  
 Paul Meisner " " " " "  
 \_\_\_\_\_ 13696 Mt. Beaver Way  
 Maggie Brockman 3696 Mt. Beaver Way  
 Wade Guts 23585 Wilderness Cir  
 Michelle Gutta 23585 Wilderness Cir  
 Larry Wolf 23604 Wilderness Canyon  
 Joanne Martini 23604 Wilderness Canyon  
 Deborah Strasser 23590 Wilderness Canyon Rd.  
 Patrick Maher 23614 Wilderness Canyon Rd  
 Keith Whites 23602 Wilderness Canyon Rd  
 Kate Whites 23602 Wilderness Canyon Rd  
 Tyler Christensen 23579 Blue House Rd  
 Daniel Hillard 23632 WILDERNESS CANYON RD  
 Carla Hillard 23632 WILDERNESS CANYON RD  
 Mary Gynski 23631 Wilderness Canyon Rd  
 Michael Gynski 23631 Wilderness Canyon Rd  
 Erin Eust 23633 Wilderness Canyon Rd.  
 Carole Wipf 23641 Wilderness Canyon Rd.  
 Amy Wipf 23641 Wilderness Canyon Rd.

RESIDENTS OF COPPER OAKS WHO OPPOSE GRANTING A VARIANCE  
TO ALLOW CONSTRUCTION OF TWENTY FOUR ADDITIONAL  
RESIDENCES

Joseph H. Feustland 23584 Wilderness Circle  
 Donna Doyle 13674 Silver Fox Spur  
 Bob Doyle 13674 Silver Fox Spur  
 Sonja Crowley 13657 Silver Fox Spur  
 Maurine Crowley 13657 Silver Fox Spur  
 Damaris L. Baer 13702 Mtn. Beaver Way  
 Brian C Baer 13702 Mtn. Beaver Way



**APPROACHING CURVE**



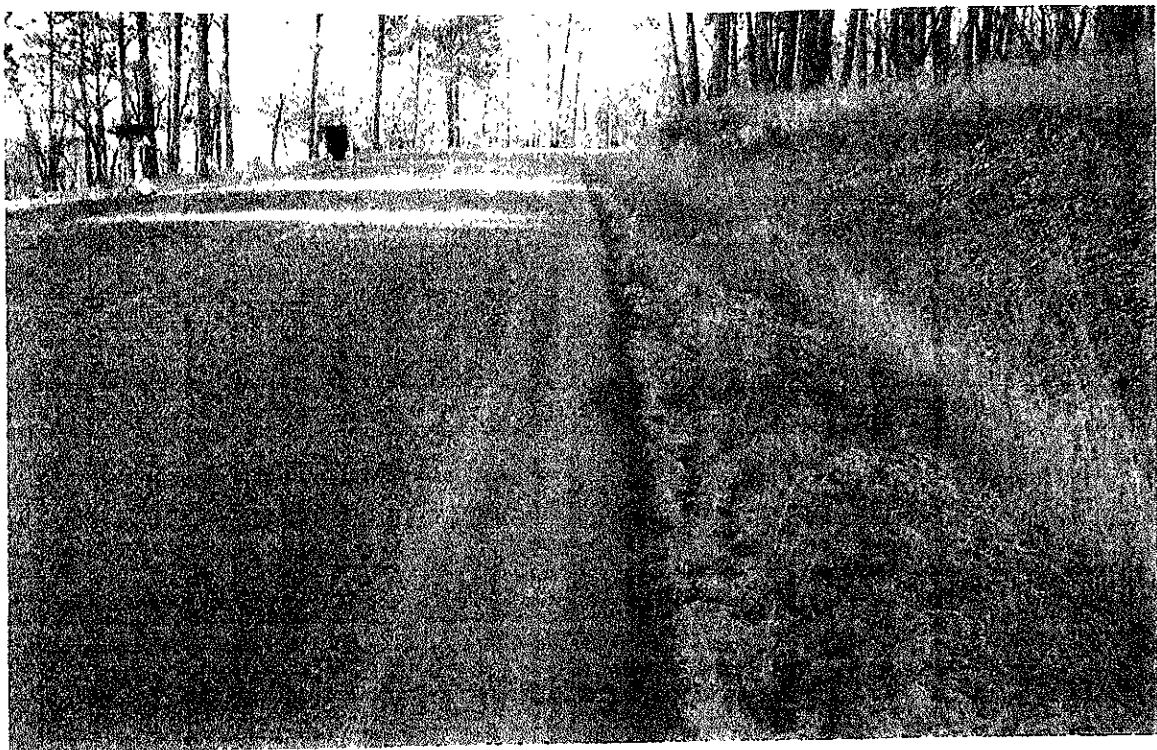
**VEHICLE GOES OVER CENTER LANE TO AVOID PEDESTRIAN**



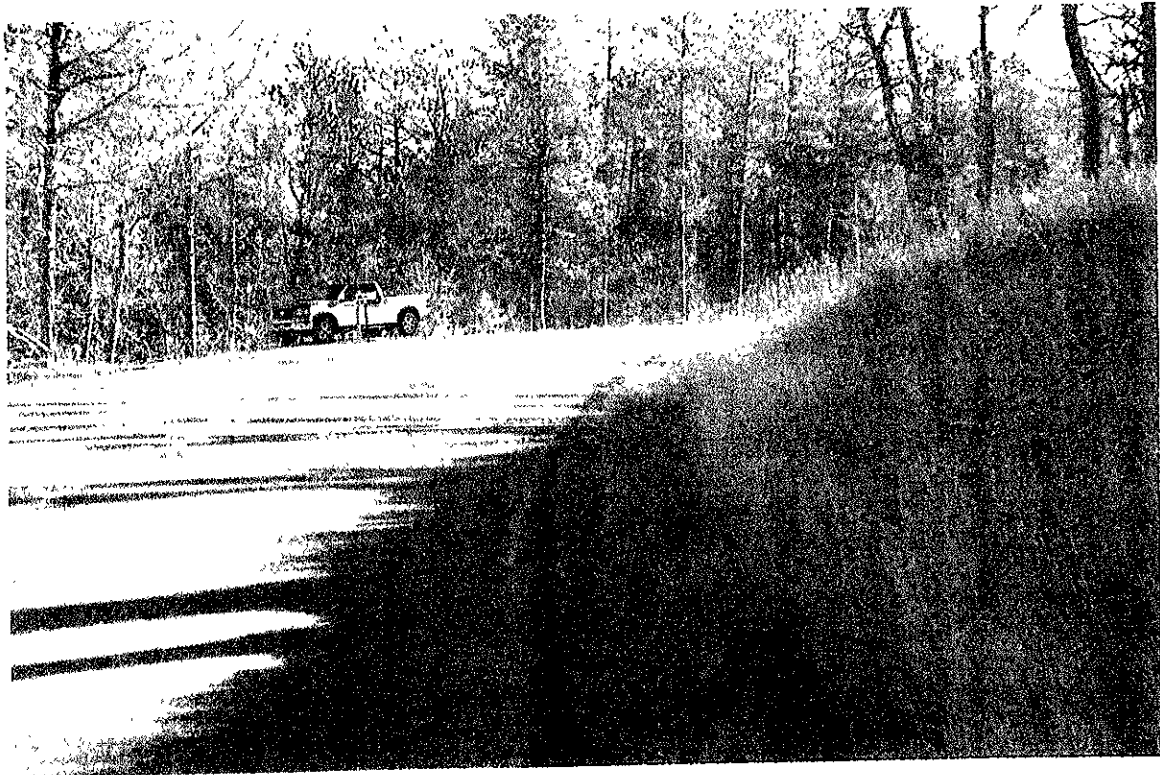
**NO SHOULDER ON NORTH BOUND LANE  
DANGEROUS WHEN TWO CARS APPROACH EACH OTHER AND  
PEDESTRIANS ARE ON THE CURVE**



**TRUCK APPROACHING CURVE AND OVER THE CENTER LINE TO AVOID PEDESTRIAN**







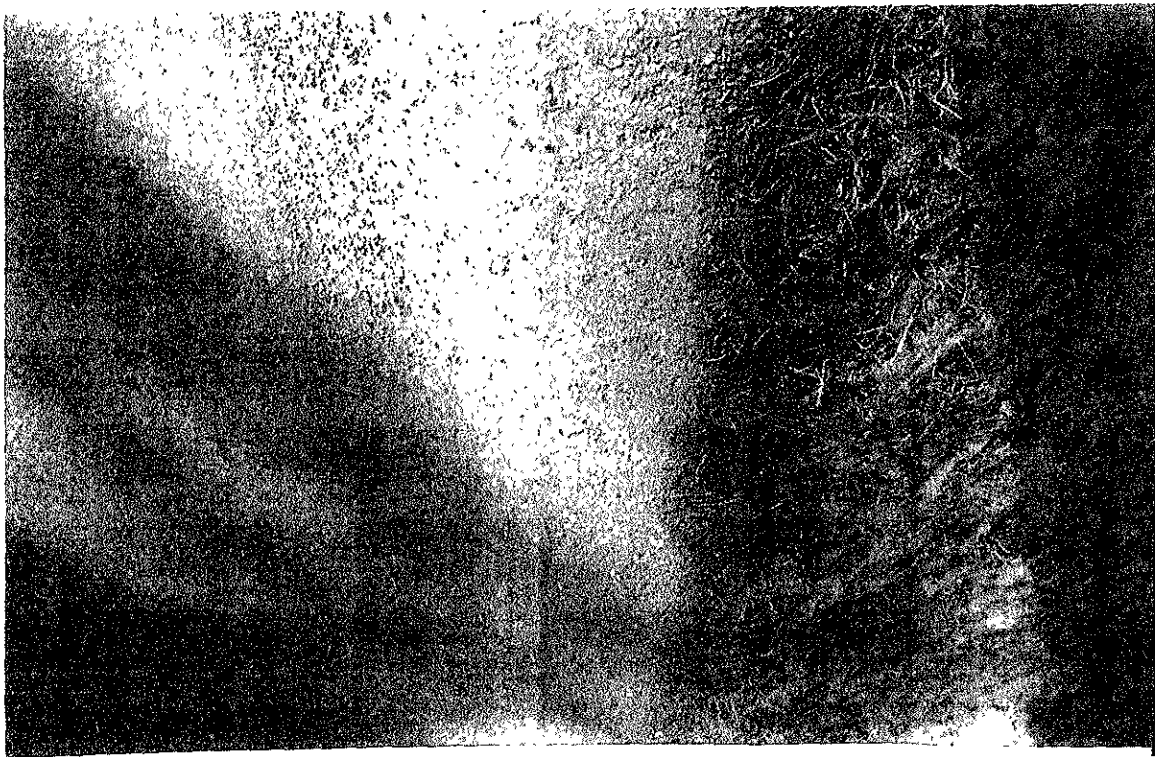
**BLIND CURVE WITH DRIVEWAYS AND NO SHOULDER**



**WALKING NORTH ON WILDERNESS CANYON ROAD  
TRUCK APPROACHING CURVE IN THE WRONG LANE TO AVOID  
PEDESTRIAN**



**WIDTH OF SHOULDER**



**WIDTH OF SHOULDER ON WILDERNESS CANYON ROAD**



**INTERSECTION OF QUARTZ CANYON ROAD &  
WILDERNESS CANYON ROAD—WALKING SOUTH**

January 22, 2005

City of Rapid City  
Growth Management Department  
300 Sixth Street  
Rapid City, SD 57701-2724

Re: Variance to Subdivision Regulations-Copper Oaks Subdivision

Dear Sir or Madam:

I will be unable to attend the January 27, 2005 Planning Commission Meeting as I will be out of town.

On the agenda is a request by Sperlich Consulting Inc ( for Paul Reinke) for an exception to the Street Design Criteria Manual to allow 178 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual.

I ask that you deny this request.

The City's Street Design Criteria Manual has a 40 dwelling unit requirement for a reason, and, in fact, for many reasons. Why you would allow 178 units (versus 40) is beyond me. You can't correct the past (ie we currently have 154 units), but you can make sure the situation doesn't get any worse by denying the request. Chances are, that in the future, Copper Oaks will become a part of the City because of the growth in the area. Do you really want to annex an area with 178 dwelling units and only 1 road?

Wilderness Canyon Road is narrow. Vehicles often travel down the middle of the road because it is so narrow. There is a blind curve. 154 dwelling units can easily mean 300 vehicles traveling this road every day. The current situation is already an "accident waiting to happen". Please don't add more vehicles!

I also have: (1) fire concerns (I don't feel that the paved fire exit is the answer.)  
(2) safety concerns for pedestrians  
(3) water concerns.

I support, and agree with, the opinions expressed by my neighbors who are representing me at the January 27 meeting.

Sincerely,



Pat Steinman  
23647 Wilderness Canyon Road  
Rapid City, SD 57702

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JAN 26 2005

Rapid City Growth  
Management Department

January 24, 2005

City of Rapid City  
Growth Management Dept.  
300 Sixth Street  
Rapid City, SD 57701

Dear Committee Members;


Although I am unable to attend the upcoming January 27, 2005 Planning Committee Meeting, I am sending this letter because I am very concerned about the Variance to Subdivision Regulations – Copper Oaks Subdivision; re: Sperlich Consulting Inc. for an exception to the Street Design Criteria Manual allowing additional building of 178 units.

With additional homes comes more traffic, and at the present time our street system does not allow for any sidewalks or side paths to enable people to safely walk without utmost concern for much more traffic than when the community was first established.

Wilderness Canyon Road, as you know also has some blind curves and very little access for the pedestrian except some ditches. A number of children who take the school bus and are dropped off at the top of Wilderness Canyon Road must also walk down this street. Sadly, a number of homeowners in Copper Oaks have witnessed some close calls and with the increase in homes in our area, more and more children, pets, and families are out and about using all the roads to walk, ride bikes, etc. and the danger to them is growing.

I would like to request that the variance to Subdivision Regulations –Copper Oaks Subdivision be denied until there can be a plan set forth to incorporate a better and safer street design with the added building.

Sincerely yours,



Deborah Strassels  
23590 Wilderness Canyon Road  
Rapid City, SD 57702

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Rapid City Growth  
Management Department

Jens & Nyla Christensen  
23579 Blue Grouse Way  
Rapid City, SD 57702  
(605) 355-0937

January 25, 2005

City of Rapid City  
Rapid City Planning Commission  
300 Sixth Street  
Rapid City, SD 57701-2724

Agenda Item 54, Exception to the Street Design Criteria Manual


Rapid City Planning Commission Members:

We wish to express our opposition regarding the request to allow twenty-four additional lots and the associated increase in vehicles over and above the current approved number of sites. If developed, the increase in traffic using Wilderness Canyon Road as the only road into and out of Copper Oaks does not appear to us to be in the best interest of vehicle and pedestrian safety.

Our home is near the end of Wilderness Canyon Road and we frequently encounter many joggers, walkers and vehicles. Wilderness Canyon Road has many hills; turns, blind spots and extreme care must be used to avoid injury or accidents. A number of times during the year, this road becomes very icy and slippery causing increased concerns. An increased population density using the only road into this area is not considered advisable from our perspective. We would like to attend this hearing, but we will be out of state.

Thank you.

  
Jens & Nyla Christensen



*C: M. Yelick*

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JAN 26 2005

Rapid City Growth  
Management Department