

August 30, 2007

RECEIVED

AUG 31 2007

Planning & Zoning Board
300 Sixth St.
Rapid City, SD 57701

Rapid City Growth
Management Department

To the Members of the Planning & Zoning Board:

It has come to our attention that the Dakota Canyon Market Place Development is requesting money in their TIF District for a nature preserve which in part involves the Enchanted Hills Commons Area. On behalf of the members of Enchanted Hills Homes Association, we, the Enchanted Hills Board, would like to make you aware that we have never been formally asked by the developer, Whittingham & Lestrangle, LPI, to donate our commons land for their park or "nature preserve area." After polling our members, we find that the majority of our members prefer to keep the commons area around our development. Furthermore, we have no desire to have any trailheads in our development as the increased traffic would be unacceptable.

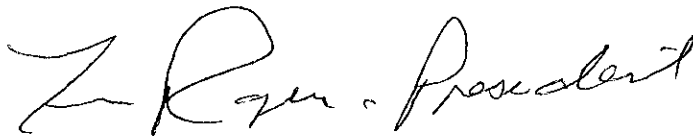
Since our commons area has been included in the T.I.F. district boundary for the Dakota Canyon Market Place, we would respectfully request that this area be removed from the T.I.F. district.

We appreciate your consideration.

Thank you.

Sincerely,

ENCHANTED HILLS HOMES ASSN. BOARD



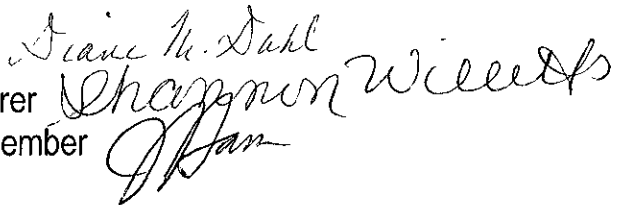
Tim Rogers, Pres.

Joe Willett, Vice-Pres.

Diane Dahl, Secretary

Shannon Willett, Treasurer

Jesse Hampt, Board Member



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Rapid City Planning Commission

Rapid City Growth
Management Department

Please find attached to this cover letter the signatures, names and addresses of residents who currently live in close proximity to the proposed Dakota Canyon Market Place Development. It has come to our attention that an application has been made for a T.I.F. District.

As you can see by the size of this informal petition of 138 names there are more than a mere handful of people who are VERY concerned about the many negative aspects this project will have on our long time established neighborhoods made up of hundreds of homes, three Churches and Church Schools, and smaller neighborhood retail stores. We fully expect that more commercial development will take place in our area on the lands already designated as commercial property running along Highway 16 South to the intersection of Catron Blvd. We have no problem with development that is "appropriate" to the size of this area.

We would suggest that this particular area of our city is unique and should not be rearranged and adversely impacted as drastically as is being proposed by this developer. We, as citizens of this beautiful city should have the foresight, input and use our common sense as we continue to mold and create a city that we can be proud of.

Let us not be pressured into making hasty decisions that we will regret at a later time. We are calling on your wise decision making abilities as you represent the interests of our great city. We would urge you to give this your utmost deliberation as it affects the use of our taxpayers dollars. We would strongly recommend a vote against this particular TIF application.

Thank you for your attention to this most serious matter.

Respectfully yours,

Enchanted Hills and Highway 16 South Residents per petition

PETITION

We, the undersigned, are opposed to the construction and development of any kind of large 24-hour department store at the Tower Ridge site off of Highway 16 South in Rapid City.

This site is directly adjacent to the established residential subdivision known as Enchanted Hills and very near the Enchantment Road entrance.

We have several concerns that will have various negative impacts upon this long-time neighborhood of Rapid City.

Traffic and safety issues: The existing streets are not built for this kind of load and are not wide enough to support the heavier traffic. There is also the safety issue for the neighborhood children and those of the nearby established Christian schools.

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<u>Name</u>	<u>Printed Name</u>	<u>Address</u>
<u>Nancy Jensen</u>	<u>NANCY JENSEN</u>	<u>5440 PLAINS VISTA Ct. R.C.</u>
<u>Gene Lindahl</u>	<u>Gene R. Lindahl</u>	<u>1364 Panorama Cir., R.C.</u>
<u>Pat Mays</u>	<u>Pat Mays</u>	<u>1205 Enchantment</u>
<u>Janice Moses</u>	<u>Janice Moses</u>	<u>1035 Enchantment</u>
<u>Chris Grable</u>	<u>Chris Grable</u>	<u>825 Enchantment Rd, R.C.</u>
<u>Brian Hemmelman</u>	<u>Brian Hemmelman</u>	<u>547 Enchantment Road</u>
<u>Paula Jo Holtz</u>	<u>PAULA HOLTZ</u>	<u>533 Enchantment Rd</u>

PETITION (Second Page)

<u>Name</u>	<u>Printed Name</u>	<u>Address</u>
Stanley J. Hohn	Stanley J. Hohn	533 Enchantment Rd
Vlora Nickel	VLORA NICKEL	428 ENCHANTMENT ROAD
Thomas M. Houghton	Thomas M. Houghton, I	415 Enchantment Rd.
Tilly Houghton	Tilly Houghton	415 Enchantment Rd.
Arnold Meyer	Arnold Meyer	5311 Dan Christy Lane
Mary Watson	Mary Watson	4515 Enchanted Pines
Deane Stephens	DIANE STEPHENS	4778 ENCHANTED PINES DR
Brian Keim	Brian Keim	4880 Enchanted Pines Dr.
David Reyelts	David Reyelt	4801 Enchanted Pines Dr
Marguerite Reyelts	Marguerite Reyelts	4801 Enchanted Pines Dr
Gerald W. Butz	Gerald Butz	4844 Enchanted Pines Dr.
Mary K. Butz	Maryk. Butz	4844 Enchanted Pines Dr.
Keenan Dohn	Keenan Dohn	4920 Enchanted Pines Dr.
Lavonne M. Biegle	Lavonne M. Biegler	5080 Enchanted Pines Dr.
Emily Tillotson	Emily Tillotson	1250 Enchantment Road
John J. Maas	John J. MAAS	1100 Enchantment Rd.
Linda Maas	Linda Maas	1100 Enchantment Rd.
Bryan Coyle	BRYAN COYLE	711 Enchantment Rd.
Miriam Emsboen	Miriam Emsboen	611 Enchantment Rd
Tom Lien	Tom Lien JR	4940 S Hurry 16

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<u>Name</u>	<u>Printed Name</u>	<u>Address</u>
<i>Dale A Jensen</i>	Dale A Jensen	5440 Plains Vista Ct. RC
<i>George R. Nielsen</i>	George R. Nielsen	1132 Enchantment Rd
<i>Shirley A. Martinez</i>	Shirley A. Martinez	1116 Enchantment Rd RC
<i>Tom Voegelé</i>	Tom Voegelé	1032 Enchantment Rd RC
<i>Edward J. Lynch</i>	Edward J. Lynch	1016 Enchantment Rd
<i>William Newhouse</i>	William Newhouse	932 Enchantment
<i>Josh Miller</i>	Josh Miller	816 Enchantment Rd

PETITION (Second Page)

<u>Name</u>	<u>Printed Name</u>	<u>Address</u>
Monica Zelaznyk	Monica Zelaznyk	730 Enchantment Rd.
Lynette Quast	Lynette Quast	648 Enchantment Rd.
John Julius	John Julius	900 Enchantment Rd
Margo Julius	Margo Julius	900 Enchantment Rd
Eileen Peterson	Eileen Peterson	5202 Cale Ct
Joseph Gersic	Joseph Gersic	5202 Cale Ct
Angel Jacobson	Angel Jacobson	414 Enchantment Rd.
MICHAEL KNIGGE	MICHAEL R. KNIGGE	4800 ENCHANTED PINES DR.
Lori Daane	Lori Daane	4810 Enchanted Pines Dr.
Tom Grastie	Tom Grastie	4818 Enchanted Pines Dr
Mary Helland	Mary Helland	4967 Enchanted Pines Dr.
Ruth McInnis	Ruth McInnis	1125 Enchantment Rd
Steve McInnis	Steve McInnis	1125 Enchantment Rd
Kevin McGuire	Kevin McGuire	620 Enchantment Rd
Tray Ponto	Tray Ponto	519 Enchantment Rd.
Alan Ponto	Alan Ponto	519 Enchantment Rd.
Ken Berghund	K. Berghund	5501 Bear Lunt Rd
A. Louise Kelley	A. Louise Kelley	1919 Highwood Rd.
Margaret M. Kovarik	Margaret M. Kovarik	2102 Highwood Rd.
Richard A. Kovarik		2102 Highwood Rd.

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<u>Name</u>	<u>Printed Name</u>	<u>Address</u>
<u>[Handwritten Signature]</u>	<u>Tim Rogers</u>	<u>1309 Panorama Circle</u>
<u>[Handwritten Signature]</u>	<u>Chris Rogers</u>	<u>1309 Panorama Circle</u>
<u>[Handwritten Signature]</u>	<u>D. Gagliano</u>	<u>1324 Panorama Circle</u>
<u>[Handwritten Signature]</u>	<u>Tom Gagliano</u>	<u>1324 Panorama Circle</u>
<u>[Handwritten Signature]</u>	<u>Diane M. Dahl</u>	<u>1333 Panorama Circle</u>
<u>[Handwritten Signature]</u>	<u>Daniel Dahl</u>	<u>1333 Panorama Circle</u>
<u>[Handwritten Signature]</u>	<u>GREG JONES</u>	<u>1397 PANORAMA circle</u>

PETITION (Second Page)

<u>Name</u>	<u>Printed Name</u>	<u>Address</u>
Jerry Godfrey	Jerry Godfrey	1396 PANORAMA Cir.
Joyce Godfrey	Joyce Godfrey	1396 Panorama Circle
Juan R. Myers	Juan Myers	1409 Panorama Circle.
Kevin Myers	Kevin Myers	1409 Panorama Circle.
Mary Ann Thornburg	Mary Ann Thornburg	1424 Panorama Cir.
Michael Conley	Michael Conley	1308 Panorama Cir
Juanita Conley	Juanita Conley	1308 Panorama Circle
Marilyn Denison	MARILYN DENISON	1316 Panorama Circle
Steve A. Denison	STEVE A. DENISON	1316 PANORAMA circle
Bill Weller	Bill Weller	1325 PANORAMA Cir
Kim Mutschelknaus	Kim Mutschelknaus	1340 Panorama Cir
Dan Mutschelknaus	Dan Mutschelknaus	1340 Panorama Cir
Lyle Mattison	Lyle Mattison	1349 Panorama Cir.
Don Blask	Don Blask	1349 Panorama Cir
Dan Leacy	Dan Leacy	1385 Panorama Cir
Dixie Leacy	Dixie Leacy	1385 Panorama Cir
Norma Brugman	Norma Brugman	1388 Panorama Cir
Bruce Brugman	Bruce Brugman	1388 Panorama Circle
Nancy Crist	Nancy CRIST	1414 Panorama Cir
Richard L. Crist	Richard L. Crist	1416 Panorama Cir

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<u>Name</u>	<u>Printed Name</u>	<u>Address</u>
<u>June Beason</u>	<u>June Beason</u>	<u>5172 Ridgeview Rd</u>
<u>Mike Beason</u>	<u>Mike Beason</u>	<u>5172 Ridgeview Rd</u>
<u>Don Ludens</u>	<u>Don Ludens</u>	<u>5188 Ridgeview Rd</u>
<u>Fay Ludens</u>	<u>Fay Ludens</u>	<u>5188 Ridgeview Rd</u>
<u>Ken Kenitzer</u>	<u>Ken Kenitzer</u>	<u>5208 Ridgeview Rd</u>
<u>Cheryl Kenitzer</u>	<u>Cheryl Kenitzer</u>	<u>5208 Ridgeview Rd</u>
<u>Connie Vaughn</u>	<u>Connie Vaughn</u>	<u>5216 Ridgeview Rd</u>

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<u>Name</u>	<u>Printed Name</u>	<u>Address</u>
<u>Jillien K. Remboldt</u>	<u>Jillien K. Remboldt</u>	<u>5157 Ridgeview Rd.</u>
<u>Gerda Phoenix</u>	<u>GERDA I PHOENIX</u>	<u>1332 PANORAMA CIR</u>
<u>James A. Phoenix</u>	<u>James Phoenix</u>	<u>1332 PANORAMA CIR</u>
<u>Monte S. Dirks</u>	<u>Monte S. Dirks MD</u>	<u>1348 PANORAMA CIR</u>
<u>Lynne M. Dirks</u>	<u>Lynne M. Dirks</u>	<u>1348 PANORAMA CIR</u>
<u>Richard Edelen</u>	<u>Richard Edelen</u>	<u>1410 ENCHANTMENT RD</u>
<u>Rachel Edelen</u>	<u>Rachel Edelen</u>	<u>1410 ENCHANTMENT RD</u>

PETITION (Second Page)

<u>Name</u>	<u>Printed Name</u>	<u>Address</u>
Cheri DeLong	Cheri DeLong	5252 PLAINS VISTA CT
Judy Lien	Judy Lien	4940 S. Hylk
Donnie DeLong	Donnie DeLong	5252 PLAINS VISTA CT
Gina Van Wyk	Gina Van Wyk	1317 PANORAMA CIR
Thomas Stone	Thomas Stone	5123 RIDGEVIEW RD
Kurt Allen	Kurt Allen	916 ENCHANTMENT RD
Trina Allen	Trina Allen	916 ENCHANTMENT RD
Lynette Weinkauf	Lynette Weinkauf	845 ENCHANTMENT RD
Lynette Weinkauf	Lynette Weinkauf	1425 PANORAMA CIR
Kim Sears	Kim Sears	905 ENCHANTMENT RD
John Voet	John Voet	1356 PANORAMA CIR
Jodeen Stone	Jodeen Stone	5173 RIDGEVIEW RD

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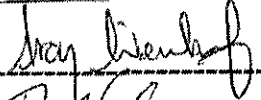




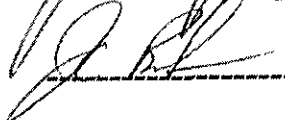
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<u>Name</u>	<u>Printed Name</u>	<u>Address</u>
	Carol Toon	1372 Panorama Circle
	Troy Weinkauf	1425 Panorama Circle
	Tim Matthew	1341 Panorama Circle
	Shannon Matthew	1341 Panorama Circle
	David H. Dolan	1000 Enchantment Rd
	Theresa M. Dahl	1333 Panorama Circle
	John C. Richardson	5108 Ridgeview Rd.

PETITION (Second Page)

<u>Name</u>	<u>Printed Name</u>	<u>Address</u>
Kimberly A. Bolan	Kimberly A. Bolan	1000 Enchantment Rd
Ashley Dolan	Ashley Dolan	1000 Enchantment rd
D.A. Nehl	DOYLE A. NEHL	1408 PANORAMA CIRCLE
Karen Nehl	KAREN NEHL	1408 PANORAMA CIRCLE
Susan Nehn	Susan Nehn	1432 Panorama Ct
Jeff Bloom	Jeff Bloom	5164 Ridgeview Rd
Kathy Bloom	Kathy Bloom	5164 Ridgeview Rd
John Cross	JOHN CROSS	932 RIDGEVIEW CT
Warren R. Buck Elk, Sr.	WARREN R. BUCK ELK, SR.	924 RIDGEVIEW COURT
DEAN R. MARIETTA	DEAN R. MARIETTA	5117 Ridgeview Road

To the Rapid City Planning Commission

Regarding Dakota Canyon Marketplace T.I.F.

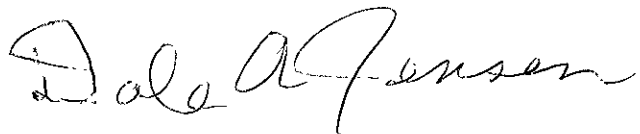
A blighted area: If this is true, all of the Black Hills is a blight. The 150ft canyon below my home, some 30 million years old, is covered with grass, bushes and trees to hold the soil. This basin is a collector for water going into the Iayan Kara formation providing drinking water to local residents.

If the building site is covered with a 206,000 sq. ft. building and large parking lot approximately 33 acres of total non-porous material and we receive a 2" rain, it equates to 5.5 acre ft. of water, which translates to 1.9 million gallons of water. We have had two such rains in the last three weeks plus an additional 1" thrown in for a total of 5". We had no flooding that I have heard about. Piedmont and Hermosa were not so lucky.

If your job is growth planning for Rapid City, I doubt you will ever see three shopping malls end-to-end- along an interstate plus a possible Cabella's. That is 26 million sq. ft. of new shopping space. The profit from most of the stores will leave South Dakota. We need some manufacturing that creates wealth, not spends it.

At the very least I would request a postponement with a local hearing including the decision from the Corp. of Engineers on the application for the development. \$16.6 million is a lot of money to come out of future taxes for this cause. If it is such a great idea, the developer and contractors should be able to raise the money.

Respectfully yours,



Dale a. Jensen

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AUG 31 2007

Rapid City Growth
Management Department