

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.

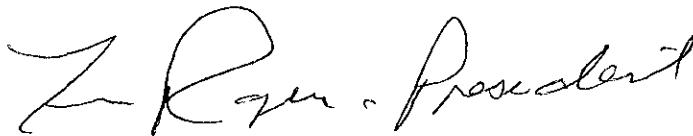
Since our commons area has been included in the T.I.F. district boundary for the Dakota Canyon Market Place, we would respectfully request that this area be removed from the T.I.F. district.

We appreciate your consideration.

Thank you.

Sincerely,

ENCHANTED HILLS HOMES ASSN. BOARD



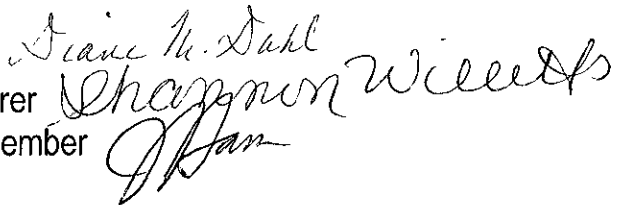
Tim Rogers, Pres.

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.

Property values: The value of hundreds of homes will be affected by the increased traffic, noise and light pollution due to the location of such a large store.

Lot Size: This relative side-hill site is very inappropriate for the size of this store and the parking areas that will be required to support this store.

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Uncertainty: The plan is to backfill 1.6 million cubic yards of dirt into the ravine in *hopes* that the land will be suitable to build on after the landscape is permanently changed.

<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. Biegler	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>[Signature]</u>	<u>Tim Rogers</u>	<u>1309 Panorama Circle</u>
<u>[Signature]</u>	<u>Chris Rogers</u>	<u>1309 Panorama Circle</u>
<u>[Signature]</u>	<u>D. Gagliano</u>	<u>1324 Panorama Circle</u>
<u>[Signature]</u>	<u>Tom Gagliano</u>	<u>1324 Panorama Circle</u>
<u>[Signature]</u>	<u>Diane M. Dahl</u>	<u>1333 Panorama Circle</u>
<u>[Signature]</u>	<u>Diane M. Dahl</u>	<u>1333 Panorama Circle</u>
<u>[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.
MaryAnn Thornburg	MaryAnn 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	1416 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 Ridgenvier 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>

PETITION (Second Page)

<u>Name</u>	<u>Printed Name</u>	<u>Address</u>
JEFF LASCELLES	JEFF LASCELLES	5224 RIDGEVIEW RD. RCSD 57701
Shannon Willett	Shannon Willett	916 Ridgeview Ct
Joseph D Willett	Joseph D Willett	916 Ridgeview Ct RCSD 57701
Kathy Bloom	Kathy Bloom	5164 Ridgeview Rd, RC, SD 57701
JEFF BLOOM	JEFF BLOOM	5164 Ridgeview Rd. RC SD
Joel Hanks	Joel Hanks	908 Ridgeview Ct RCSD
Donna Hanks	Donna Hanks	908 Ridgeview Ct RCSD
Stephen K Goodrich	STEPHEN K. Goodrich	5148 Ridgeview Rd RC 57701
Wanda M Goodrich	Wanda M Goodrich	5148 Ridgeview Rd RC 57701
William F. Dambow	William F. Dambow	5124 Ridgeview Rd RC 57701
Sharline C. Dambow	Sharline C. Dambow	5124 Ridgeview Rd RC 57701
Kathy My	Kathy My	5116 Ridgeview Rd RC 57701
Dawn MARRS	Dawn M. Marrs	4911 Enchanted Pines Dr RC 57701

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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 CIRCLE
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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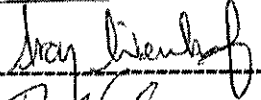




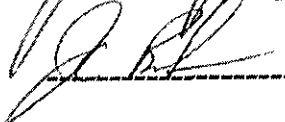
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<u>Name</u>	<u>Printed Name</u>	<u>Address</u>
	Carol Toon	1372 Panorama Circle
	Troy Weinkauf	425 Panorama Circle
	Tim Matthew	1341 Panorama Circle
	Shannon Matthew	1341 Panorama Circle
	David H. Dolan	1000 Enchantment Rd
	Theresa M. Dahl	1333 Panorama 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.

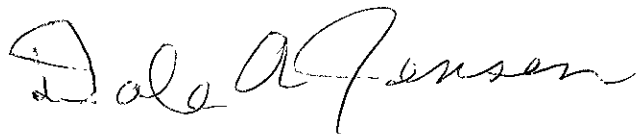
A blighted area: If this is true, all of the Black Hills is a blight. The 150ft canyon below my home, some 30 million years old, is covered with grass, bushes and trees to hold the soil. This basin is a collector for water going into the Iayan Kara formation providing drinking water to local residents.

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

RECEIVED

AUG 31 2007

Rapid City Growth
Management Department

-----Original Message-----

From: Steve Denison [mailto:sdenison@rap.midco.net]

Sent: Thursday, September 06, 2007 12:56 PM

To: planning.commission@rcgov.org

Subject: Comments made at Planning Meeting September 6, 2007

Steve A. Denison
1316 Panorama Circle
Rapid City, SD 57701

Request for non-approval of the TIF request made by Lestrangle and Whittingham for Dakota Market Canyon Market Place.

It is my concern that with the proposed site prep-work and future construction on the Southwest Quarter of Section 23 and Northwest Quarter of Section 26, Township 1 North, Range 7 East, latitude 44-0134.1770, longitude 103-14-32.5123, Pennington County, South Dakota not enough impact assessment has been done to mitigate future problems with drainage in the Enchanted Hills Commons area and fishery or the eventual impact to the Rapid Creek.

The proposed project will have an impact on the adjacent drainage owned by the homeowners of the development I live in. As a homeowner, my family and I are part owners of the pond and associated wetland area in the draw bottom of our commons area. This pond is a viable watershed fed by two active springs that flow year round in an area of the proposed fill. These spring areas are an important source of water for the wildlife (deer, turkeys, coyotes, birds, and raptors) that inhabit the wooded and wetland area. Our pond has a self-sustaining population of fish and associated wetland wildlife. The pond provides fishing for the families and children of the development as well as a great swimming hole, like yesteryears. The commons area also includes an area that is upland wooded and similar to the wooded draws along the Missouri River drainage. I question if Lestrangle & Whittingham have a storm water construction plan that will control impacts to our wetland area. Project plans I have looked at propose removal of natural vegetation and putting in 33 acres of paved parking lot. With the removal of all the natural vegetation storm run-off will go from 23% to 90-95%, which will be added to the run off from the adjacent highway. Constructed holding basins should be capable of holding at the least the run off for a 500-year event, like the June 9, 1972 storm especially in light of the recent flood events in Piedmont and Hermosa areas. These holding ponds should be constructed at the least to contain the runoff from an 8" per rainfall event. Not only am I as a homeowner concerned with runoff retention, I have concerns with the water quality in these holding ponds. Included with this run-off will be the associated parking lot oil and grease, Mg-Na-Ca (parking lot sanding material), ethylene glycol (vehicle antifreeze), TSS (total suspended solids) & TDS (total dissolved solids) from parking lot sanding materials. These pollutants have the potential to damage plants and impact wildlife around the pond/wetland areas. Not only should these ponds hold a 500-year event without failing they should be lined with Bentonite clay and this topped with a rubber membrane to prevent lateral movement of runoff. The reason for this is the under burden soil is mostly clays and shale tipped on edge due to the Black Hills uplift.

Because of the potential for these soil plates slip and slide as they get wet the increased wetting from the ponds can cause slough failure events. Example: The north end of Skyline drive a few years ago when several house were sliding down the hill. They are on the same soil type as the proposed development.

One of the other concerns is that in 1992 Coleman-Frizzell Company, now Black Hills Gold Jewelry by Colman applied for and received a permit to construct several Class V shallow injection wells. These wells are located across the highway from the proposed sight of earth clearing, grading, cut, fill and blasting. My concern is with the blasting. Will these blast cause tremors large enough to cause bedrock fractures that will allow the commercial facilities waste to move laterally across the highway and into our drainage or the drainage adjacent to NAU? Is the contractor aware of these wells or the wells located at the Stamper gold company? Has anyone on the TIF committee seen any of the required annual reports or analysis that is required to be done semi-annually?

I also would request that an environmental impact study be conducted on the impacts of the proposed development to the recharge of the Inya Kara, aquifer. How will these impacts be mitigated as related to the Rapid City drinking water source? Along with this impact study, I would request that the impact to the Rapid Creek watershed be studied. Even though this drainage area is several miles from Rapid Creek, it is eventually impacted.

Included with the developed area is the removal of the wooded areas. These wooded areas within the proposed area provide habitat for the resident deer and turkeys as well as a year round population of Great Horned owls that stop and raise young in nest areas that have been in use for the 24 years I have owned my lot and home. It is a real treat to listen to the owls in the early morning when going to the paper box to get the daily paper. Just about any day it is also possible to see raptors and scavengers circle on the updrafts from the canyon. As far as I have been able to determine no survey has been for endangered or threatened species, historic properties, i.e. Indian plant collection sites on the Medicine Ridge portion, as well as the proposed development area.

The dense wooded bottom areas provide thermal cover in the winter as well as cooling bedding areas during the hot days of summer for wildlife. Some of the areas of the canyon have cliff areas that provide roosting and breeding areas for bats and swallows. With the loss of these bats and swallows, the population of mosquitoes (possibly carriers of West Nile Virus) will increase. Will the loss of this wildlife habitat increase the number of deer in the city and along the Highway 16 hill? How many more dollars will the city have to spend to eliminate nuisance deer?

It is very apparent that this project is not been well thought out concerning the environmental impacts. Some of the homeowners in the Enchanted Hills development received notices from the Army Corps of Engineers about a pending permit. The Corps requested comments from the public, Federal, State and local agencies to evaluate the impacts of this project. Comments were to be used to determine if there was a need to hold a public hearing. None of the respondents has received any information from the

Corps of Engineers concerning any information that may have been collected and no public hearing has been scheduled. As this project will affect us, I feel the need for a public hearing with the Corps of Engineers before any TIF is approved, or movement of soil or construction is started.

Why should we as Tax Payers pay for the soil movement proposed.

Hydrology and soil information was obtained from the USGS Rapid City, SD office through personal communication.

Steve Denison

07TI016 / 07TI017

-----Original Message-----

From: stephens@rapidnet.com [mailto:stephens@rapidnet.com]

Sent: Thursday, September 06, 2007 4:19 PM

To: planning.commission@rcgov.org

Subject: TIF? tsk tsk!!

To All members:

When I bought my 10 acres in Enchanted Hills in 1982, friends thought I was out of my mind wanting to live "in the country" far from the grocery store, etc. They asked if I would even be able to get electricity out there on the prairie.

Those were the good old days!

Now I feel like every reason I bought out there in the first place is coming back to haunt me because the city sees only \$ revenue in allowing more and more high dollar business deals to occur in Highway 16. My taxes have continued to increase based on the housing developments that are surrounding me from all directions. The more that commercial ventures take over the land along Highway 16, the more the property values increase. Where's my TIF?

The Enchanted Hills commons area is one of the last remaining virgin acreages in our district and has become home to wildlife that have already been run out of their habitat since city annexation. Personally, I like my turkeys, my deer, my mountain lion, and the bobcat who peers in my patio doors on Thanksgiving Day. Do I dare admit I have a natural stock pond on my acreage? Or will some developer want city assistance to deem my property "blighted" land so they can build a resort around my water?

I scraped and saved for 10 years before I could finally afford (on a teacher's salary) to buy land near Rapid City where my horses could roam. I welcomed the open land, the lack of neon lighting, the sounds of frogs and crickets in the evening and minimal highway noise after the tourist traffic din wanes. I like thinking I am still in a relatively small-business area, some of which were there before I was.

"NOT IN MY BACKYARD" sounds so cliché. But Enchanted Hills **IS** a neighborhood of backyards and mega-store development does not belong in anyone's back yard! Not within the inner city and not within Rapid City metro residential.

Imagine how you would feel if my magic wand moved the entire Rushmore Mall complex right across the street from **YOUR** house. Be afraid. Be very, very afraid!

Thank you,

Sunny Stephens 4770 Enchanted Pines Drive Rapid City, SD 57701

-----Original Message-----

From: Bill Damboway [mailto:bdamboway@rap.midco.net]

Sent: Wednesday, September 12, 2007 8:17 PM

To: planning.commission@rcgov.org

Subject: Presentation to planning commission on September 6, 2007

September 12, 2007

Rapid City Planning Commission

RE: Dakota Canyon Marketplace

Bill Damboway

5124 Ridgeview Rd.

Rapid City, SD 57701

One month ago I decided to look into TIF to find out what all the buzz was about. I did not anticipate what I would find. The following identifies some of my concerns.

1. How extremely uninformed I was.
2. How Rapid City has handed out TIF's like they were candy to children. Rapid City has more TIF's than all other communities in the state combined. Multiple times more.
3. Created in 1978 with original intent to encourage developers to build infrastructure, low income housing, etc. by offering tax incentives to go into blighted areas, where they weren't likely to go otherwise, without an incentive. ORIGINAL INTENT was for PUBLIC PROJECTS NOT private enterprise.
4. Under General Rules of the TIF Program #3 " The Developer is responsible for acquiring all necessary financing. The City assumes no responsibility for the repayment of any loan or bond BEYOND the tax allocations outlined in the PROJECT PLAN." That amount equals \$16.6 million for this project alone.
5. Most APPALLING piece came from the minutes of the August 3, 2007 meeting of the TIF Committee in which it recommended approval "with blight identified as the steep and uneven terrain of the property and the soils and subsurface that are not appropriate for building." In my opinion this is the most egregious overstepping of the guidelines put forth by TIF ever.

Surely, there is a more appropriate location for this project or a more suitable development for this area that would not require moving thousands and thousands of yards of dirt, rock and soil.

I, like many of my neighbors, enjoy the raw natural beauty of this canyon and that's why I moved here 5 years ago.

You as the planning commission speak for all citizens, both informed and uninformed. Please vote this project down.

Respectfully,
Bill Damboway

07TI016 / 07TI017

-----Original Message-----

From: Kent Kennedy [mailto:kentk@rap.midco.net]

Sent: Wednesday, September 19, 2007 12:03 PM

To: planning.commission@rcgov.org

Subject: No. 07TI016 - Dakota Canyon

Commissioners

Please vote no on the TIF for [No. 07TI016 - Dakota Canyon](#).

TIF moneys should be used only for extension of public services and not for private development on private land. Even though the voters approved the Cabela's TIF does not indicate an approval for this TIF. The developer has chosen a property that the topography does not justify the scale of development that he wishes to place there. Providing public moneys to create a developable site at the scale he wants for this particular site is not the responsibility of the public. The developer has chosen the wrong site for the extent of development he would like to provide. There is other lands near this site that do not have the site difficulty that this site has that would not require the public to finance his site development.

Please vote no on [No. 07TI016 - Dakota Canyon](#).

Kent Kennedy
Kennedy Design Group Inc.
4955 Enchanted Pines Drive
Rapid City, SD 57701
605.342.5314
kentk@rap.midco.net

----- Original Message -----

From: [Tom Katus](#)

To: [Marcia Elkins](#)

Sent: Thursday, October 25, 2007 10:54 AM

Subject: Planning Commission Process

Dear Ms. Elkins,

If I seem a bit surly and cynical this morning, it is because I have gotten up early for the past three Planning Commission meetings to speak to the Dakota Canyon project at the request of my constituents living in the Enchanted Hills community. I am normally a nocturnal person who reads until at least midnight. Thus, early rising is a real challenge, and I admire the Planning Commission members who routinely start their meetings at 7:00 am. What is so frustrating is that this issue keeps getting "kicked forward" at the request of the applicant. Don't citizens and their representatives have some say in this process?

There is an increasing perception in town that local government has become a "government of the developers, by the developers and for the developers." This is most unfortunate in that the vast majority of developers in Rapid City are fine people and have reputable firms. However, the developer behind this particular project has long been questioned in the public media. Thus, I am not surprised that the developer/applicant again asked for a continuance. I am sure his request had nothing to do with the *Rapid City Journal* article, "Tangled in TIFS," October 21, 2007 and, especially, the *Rapid City Weekly News* October 11, 2007 editorial and cartoon depicting the developer as the puppeteer and the Planning Commission and City Council as puppets to his machinations.

I am told on good authority that this proposed TIF keeps getting pushed forward because the applicant feels he does not yet have a majority vote on the Planning Commission. I believe it is high time that the Commission and the Council listen to the will of the citizens, not just this applicant. I now understand that this issue will be addressed at the next Planning Commission meeting on Thursday, November 8, 2007. I do hope the Commission brings a conclusion to this discussion and allows the public to finish their comments that were begun on September 6, 2007 and have now been delayed two full months. I do hope the Commission will, indeed, address this issue and not further irritate those of us who are nocturnal by nature and do not appreciate early morning meetings only to have the issue continuously deferred. We need a democratic and timely process that responds to all the citizens, not just one that accommodates this particular applicant. It would be great if local government is once again regarded as a "government of the people, by the people and for the people."

Please forward my concerns to the Planning Commission members and the City Council for their consideration. Thanks to you and your staff for your individual efforts to make these review processes more "user friendly" to the average citizen.

Sincere regards,
Tom Katus, SD Senator, District 32