

3208 Kirkwood Drive  
Rapid City, SD 57702

City of Rapid City  
Growth Management Department  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

RECEIVED

JUN 05 2008

Rapid City Growth  
Management Department

Subject: Chop House Motel Expansion

Dear Sirs:

Late last month, our home owner's association had our annual meeting at the Meadowbrook School. At that meeting, I officially became one of the home owners association board members and every since the meeting one of the topics continues to disturb me. Here's the reason why.

We have an eyesore in our homeowner area in the form of our old tennis court that we have tried to deal with for years. Very few people ever use the court and even fewer people want to maintain it. At every association meeting the subject comes up and nothing is ever done about it. Just talk – nothing happens.

The reason that nothing happens is tied to the Rapid City's code or regulation that no future building can be done in Chapel Lane area because there is only a single entry and egress point in this part of town for the hundreds, if not thousands, of vehicles moving over the Chapel Lane bridge over Rapid Creek every day. Therefore it is held that nothing can be done to sell the tennis courts to anyone because no development can be allowed on the existing tennis courts. The issue always boils down to more more parking, more cars and more traffic

across the single bridge over Rapid Creek. The tennis court was built in the 70's with virtually no improvement or usage since.

Several years ago, the taxes on these tennis court lots went from \$600.28 per year in 2002 to \$3508.18 per year in 2006. The reason, as discussed at our meeting, is that they are now listed as "buildable lots" however their status has never changed. They just sit there because of the city's code or regulation mentioned earlier.

Along comes well known developer Mike Derby to our home owner's association meeting on May 22<sup>nd</sup>. We appreciate having him join us to update the group on his plans. After our general meeting, he and his architectural person explain their new motel with the Chophouse Restaurant located at the mouth of the only entry and exit to this entire housing development. This is the very same area where the city has insisted on no development where increased traffic is involved over a single entry or exiting route for vehicular traffic. In this case, it's our single bridge over Rapid Creek.

We briefly discussed finding and adding an additional route into the Chapel Lane/Chapel Valley and High Place housing areas. The Mike Derby development, in and of itself will potentially add hundreds of vehicles and people at the very throat of the current bottle neck.

There is a multitude of potential disasters that present themselves when you consider not being able to get people in or out of our communities. I would love to create a list, but the purpose of this paper is to lay out the circumstances that exist. Please note that the intersection at the north reach of the bridge is not just another street but rather it is a state highway and major artery in and out of Rapid City with a full range of vehicle types and speeds. As John Brewer recently described it, our "world class bike trail" crosses Chapel Lane at the north reach of this bridge. Instead of 40 homes and possibly 100+ people living in our beautiful area of Rapid City, we already have hundreds of homes and

thousands of people and vehicles. We are literally surrounded by forests that are on given years more or less fire hazards. The list goes on.

If the city has been correct in not allowing development in Chapel Lane/ Chapel Valley and High Place, then they should certainly not allow this development by Mike Derby at the very center of the bottle neck.

I would also point out that our run-down tennis court is right next to the route that tour buses and the new trolley go by every day as they take visitors to the Stav Kirk Chapel. I would like to see us be able to do something about this too but the over riding concern here is Public Safety for everyone and especially the thousands of persons who reside in our "box canyon".

Thank you.

Sincerely,  
  
Ron Bunnell

P.S. If there are questions or if I can help in any way, please call me at 355-9730 during the day or 718-0356 in the evenings.