

SHERIDAN LAKE ROAD NEIGHBORHOOD AREA
FUTURE LAND USE PLAN
OPEN HOUSE
October 21, 2008

RECEIVED

OCT 24 2008

Rapid City Growth
Management Department

Name(s):
Address: RALPH WILLIAMS

Phone Number: 342 2183

I (We) own Property within the Sheridan Lake Road Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road
Neighborhood Area Future Land Use Plan: I believe THAT Horse Creek
Road ~~SHOULD~~ SHOULD NOT be a "collector" road
because of width, the fact that there are
NUMEROUS driveways onto it, and that
it is a pedestrian walkway - also the
street is owned by property owners

I (We) believe that the proposed changes will have the following impact on our property:

Please include any additional comments you may have concerning this project. _____

Please submit comments by October 28, 2008 to the following:

Patsy Horton, Transportation Planning Coordinator
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

SHERIDAN LAKE ROAD NEIGHBORHOOD AREA
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Name(s): Reggy Palmer
Address: 5525 Meadowlark Dr
Phone Number: 737-9158 - Day

I (We) own Property within the Sheridan Lake Road Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road
Neighborhood Area Future Land Use Plan: 0

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I (We) believe that the proposed changes will have the following impact on our property:
0

Please include any additional comments you may have concerning this project. I
would very much like to see bike/walking
paths along Sheridan Lake Road and any
other large connectors.

Please submit comments by October 28, 2008 to the following:

Patsy Horton, Transportation Planning Coordinator
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

Horton Patsy

From: Lori Litzen [llitzen@klenergycorp.com]

Sent: Thursday, October 23, 2008 4:09 PM

To: Horton Patsy

Subject: Comment - Sheridan Lake Rd Neighborhood Area Future Land Use Plan

I did not attend the 10/21 open house but read about this in the paper and viewed the map on the Internet. I think that the City of Rapid City's plan to provide roads that connect Wildwood and Carriage Hills to Countryside and Red Rock is an excellent idea. It will shift some traffic off of Sheridan Lake Rd, currently the only way to drive between these neighborhoods. In addition, it is important to provide additional access for emergency vehicles. Thank you for the opportunity to provide public comment on this issue.

Lori Litzen
6632 Maidstone Ct
Rapid City, SD 57702

10/24/2008

SHERIDAN LAKE ROAD NEIGHBORHOOD AREA
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OPEN HOUSE
September 29, 2008

Name(s):
Address:

Paul & Kristina Zimmerman

Phone Number:

716-2897

I (We) own Property within the Sheridan Lake Road Neighborhood Area

Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road Neighborhood Area

Future Land Use Plan:

With regard to the proposed collector road @ the end of Highland Hills Rd. to the East: The large scale map you sent with our packet has the road head at the "bend" where Highland Hills Rd turns from East to south @ the section line. The small scale map we received @ the open house shows that road

I (We) believe that the proposed changes will have the following impact on our property:

head taking off east from the southeast end of the Hill road (at the N.E corner of my 1/4 1/4). Patsy indicated the map you sent us is the actual

~~Please include any additional comments you may have concerning this project.~~

desired road head and that the open house layout needs to be changed (I've enclosed a copy @ both alternatives marked).

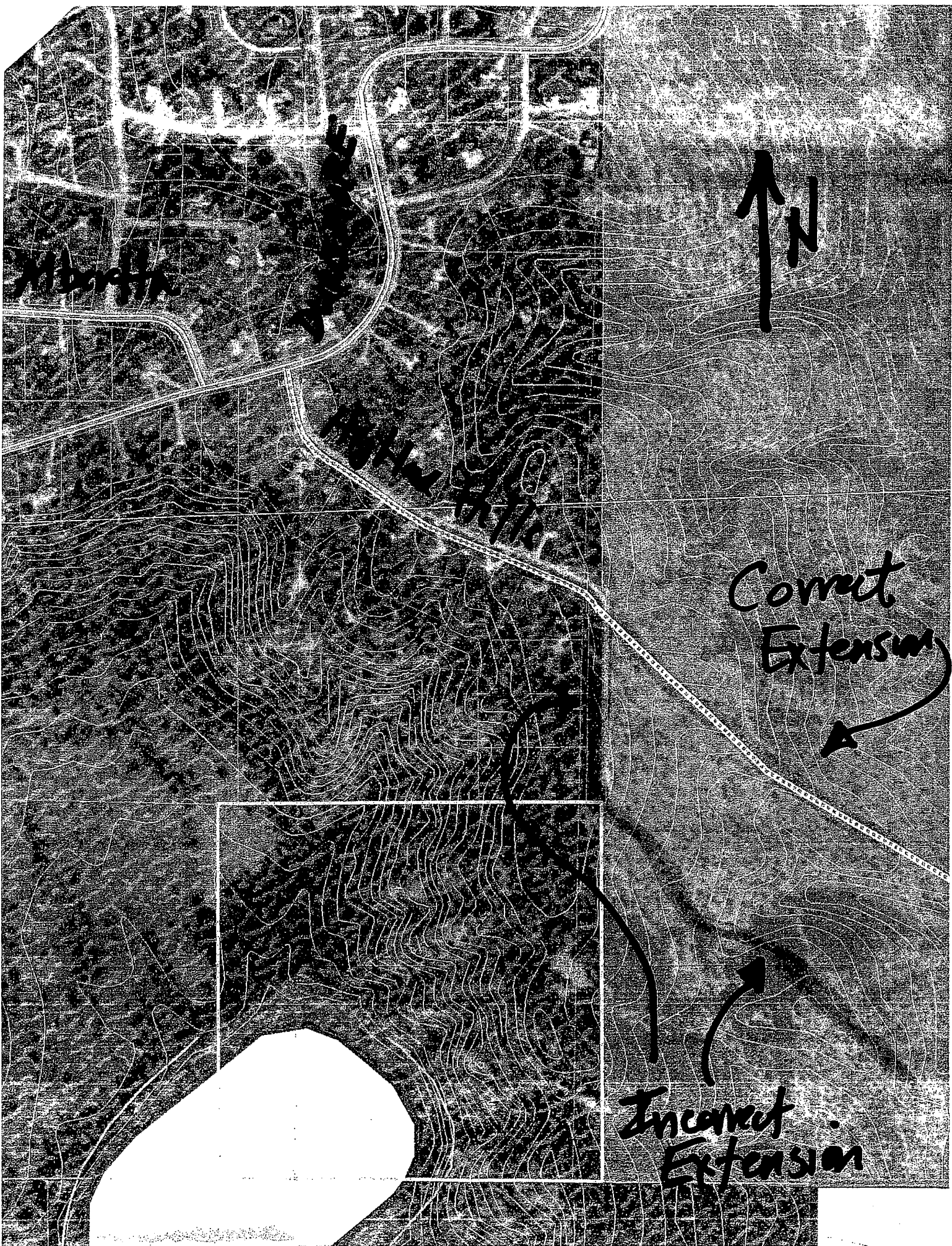
Please submit comments by October 13, 2008 to the following:

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Mud Lake

Mud Lake



Correct Extension
↘

↘
Incorrect Extension

SHERIDAN LAKE ROAD NEIGHBORHOOD AREA
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OPEN HOUSE
September 29, 2008

Name(s):
Address: MARILYN DANM-BORGESON

Phone Number: (605) 342-8181

I (We) own Property within the Sheridan Lake Road Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road Neighborhood Area Future Land Use Plan: At the present time I (Dark Canyon Ranch) have been renting pasture land for cow/calf operation. If access were available, I would sell. The proposed designation of 1.5 dwelling units per acre seems too dense a development considering the rugged terrain.

I (We) believe that the proposed changes will have the following impact on our property: _____

Please include any additional comments you may have concerning this project. _____

Please submit comments by October 13, 2008 to the following:

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October 21, 2008

Name(s):

Address: Jon Dill 410 Sheridan Lake Rd, RCSD 57702

Phone Number: 605/341/0825

I (We) own Property within the Sheridan Lake Road Neighborhood Area

Yes X No _____ (owner of prop is my client)

I (We) have the following comments regarding the proposed Sheridan Lake Road

Neighborhood Area Future Land Use Plan: unsure. We are on corner
of Sheridan Lake Rd & W. Main. Seems like no immediate
plan affects us for foreseeable future

I (We) believe that the proposed changes will have the following impact on our property:

unknown

Please include any additional comments you may have concerning this project. May

we have info on the proposed connector / extension of Sheridan
Lake Rd toward the North (was discussed w/ on the last year
or so)

Please submit comments by October 28, 2008 to the following:

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SHERIDAN LAKE ROAD NEIGHBORHOOD AREA
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Name(s):
Address: Terry Painter, 4021 Red Rock Cny Rd, Rapid City, 57702 **Rapid City Growth
Management Department**

Phone Number: 791 3894

I (We) own Property within the Sheridan Lake Road Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road
Neighborhood Area Future Land Use Plan: Any future developments which increase
drainage into Red Rock Cny must have retention ponds adequate to stopping further
flooding of our area.

I (We) believe that the proposed changes will have the following impact on our property:
If runoff from future developments isn't properly controlled, flash floods could
destroy my property. Flooding has come within one foot of my house twice since I
moved into the canyon in '91.

Please include any additional comments you may have concerning this project. Talking to
old residents here, I've learned that even the '72 flood didn't put as much water
into this canyon as did subsequent storms with less rainfall. The extra runoff,
they believe, came from parts of Carriage Hills, Red Rock and Countryside develop-
developments which, I understand, do NOT have retention ponds adequate to stem
heavy storm drainage into Red Rock Cny.

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SHERIDAN LAKE ROAD NEIGHBORHOOD AREA
FUTURE LAND USE PLAN
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October 21, 2008

Name(s): Richard & Marie Wiggan
Address: 9204 Eagle Canyon Dr RC 57702

Phone Number: (605) 341-2581

I (We) own Property within the Sheridan Lake Road Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road
Neighborhood Area Future Land Use Plan: See attached comments,

I (We) believe that the proposed changes will have the following impact on our property:

Those of us who live along the north side of Spring Creek valley (AKA Eagle Canyon) chose this location for the spectacular view and the abundance of wildlife. It is also quiet and has little traffic. The quality of life and the value of our property would be seriously compromised by the proposed land use plan. Please see attached comments.

Please submit comments by October 28, 2008 to the following:

Patsy Horton, Transportation Planning Coordinator
Rapid City Growth Management Dept.
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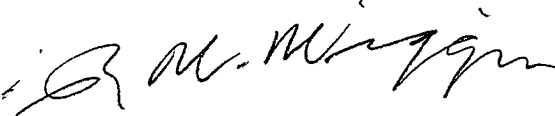
Response to the Sheridan Lake Road Future Land Use Plan

The proposed collector road heading south into Spring Creek valley from Dunsmore Road starting near the center of section 32 is of questionable value for the following reasons:

1. This road probably dates from the days of gold prospecting. It washes out easily and is impassable at present.
2. The grade is 25% in places (as calculated from the Rockerville 5 sheet of the Rushmore Quadrangle topographic map).
3. This area gets considerable snow and it lasts much longer than in more exposed areas. It would be extremely difficult to keep this road open in the winter.
4. The proposed road is subject to flooding from Spring Creek and where it crosses a tributary channel.
5. Much of the area south from Dunsmore Road to Spring Creek is designated PRD 1.5du/ac, however about half of this is very steep hillside and is basically inaccessible.
6. The remainder of the area from the base of the hillside to Spring Creek is almost flat (3% grade), however this area is covered with flood plane deposits. Below these deposits are extremely fragmented rocks and gravels left behind as Spring Creek carved out the valley. There is also the probability of faulting in this valley. Septic systems located in this "habitable" area could seriously compromise the aquifer in the Minnellsusa Fm. which supplies drinking water to most of Rapid City and environs.
7. To date there has been very little development along the precipitous valley of Spring Creek. We should keep it this way!

Richard Wiggin, Geol.E. SDSM
8704 Eagle Canyon Dr.
Rapid City, SD 57702

Tel. 341 2581, Oct.23. 2008





Andrew J. Severson, D.D.S., FAGD

DATE: 28 Oct 08
 TO: Patsy Horton - Transportation Planning Coordinator
 FAX: 605-394-6636
 PAGES SENT (inc. cover) (2)
 FROM: Andrew J. Severson DDS
 Sub: Sheridan Lake Road Neighborhood Area
 Future Land Use Plan
 Property: 36.2 Ac on East Side of Park Drive.
 PIN # 3716400017

Patsy

Thank you for your information and quick response.

I could not type on the "open house input sheet" on your web site. Consequently I am sending this by fax.

If you need more detailed information please let me know.

Please call 858-485-1125 to confirm that you received this fax.

I submitted my request to change Park Dr + Back to a collector street on 27 March 03, Item 26
 NO 03CA003

Sincerely
 Andrew J. Severson DDS

44p
p. 2

**SHERIDAN LAKE ROAD NEIGHBORHOOD AREA
FUTURE LAND USE PLAN
OPEN HOUSE
October 21, 2008**

Name(s): Andrew J. Severson DDS
Address: 12817 Lunada Place, San Diego, CA 92128
Phone Number: 858-487-6630; cell: 619-933-1128; off: 858-485-1123

I (We) own Property within the Sheridan Lake Road Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road
Neighborhood Area Future Land Use Plan: Land 36.2 Ac on East side of Park Dr.

PIN # 37 16 400 017

- ① Request Land Use Designation be changed from LDR to LDR II To allow Townhomes/Duplexes like the rest of Park Dr.
- ② Change Park Dr. from a minor arterial to the original Collector St.
- ③ The City Lien on my property, of approximately \$175,000, was agreed to as a 66ft wide Street.

I (We) believe that the proposed changes will have the following impact on our property:

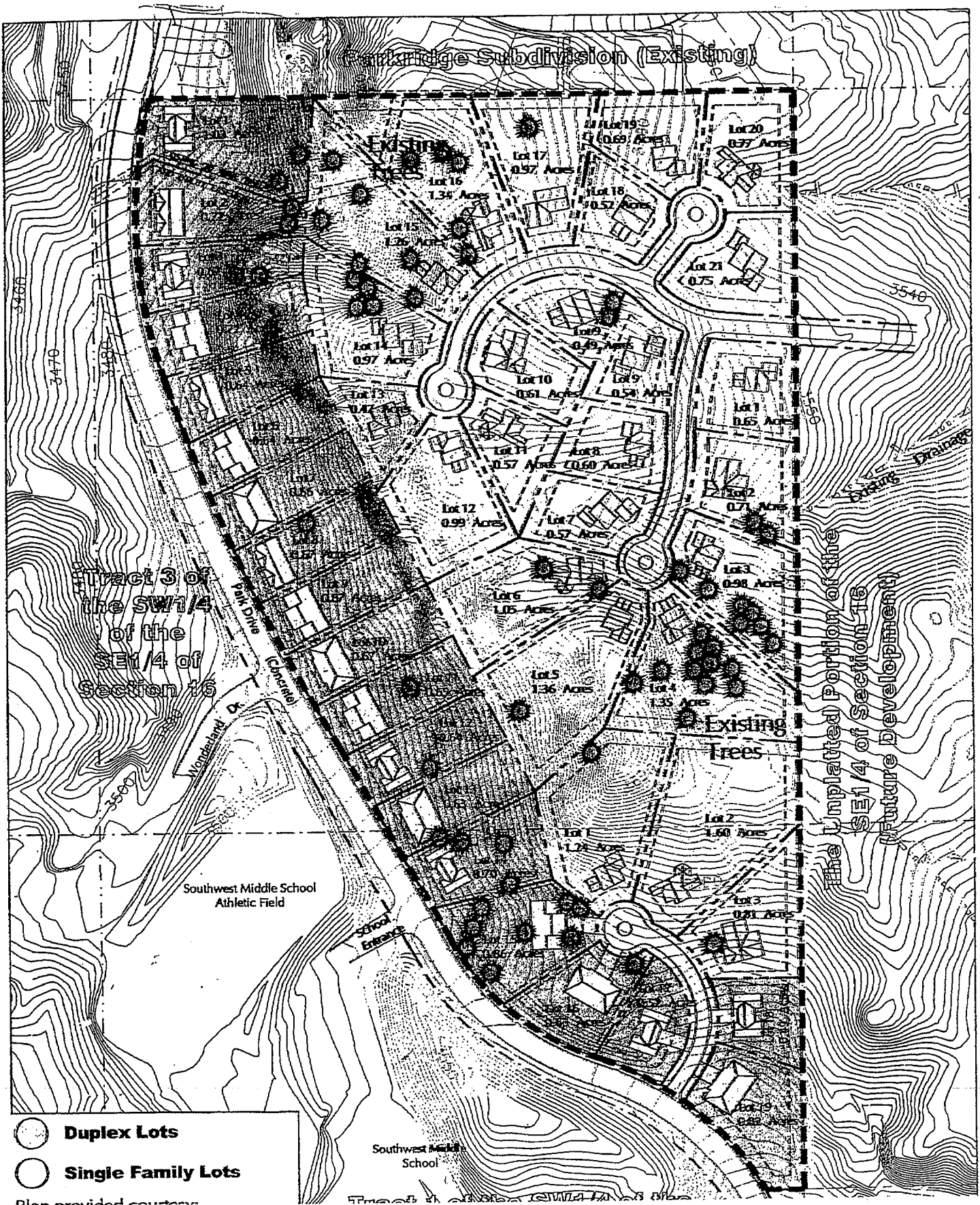
- ① An additional 17ft of Right-of-Way, will render some of my frontage on Park Dr. unbuildable for Townhomes/Duplexes.
- ② Preliminary Plat Map submitted to the City by Pat Wyss requested 14 (2 unit) Townhomes/Duplexes Along Park Dr.
Please include any additional comments you may have concerning this project. _____

① On 27 March 03, Item 26 No. 03CA003 was submitted to the planning Commission. Item 26 requested changing Park Dr back to the originally agreed upon terms of a 66ft. Collector St. Council extended the vote 30 days. I was never informed of their decision.
Please submit comments by October 28, 2008 to the following:

② To my knowledge, no owner on Park Dr was ever informed that the City had taken an extra 17ft of their land for city use.

Patsy Horton, Transportation Planning Coordinator
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

Andrew J. Severson DDS



○ Duplex Lots
 ○ Single Family Lots
 Plan provided courtesy

William J. Donhiser
8699 Dunsmore Road
Rapid City, SD 57702

October 14, 2008

Patsy Horton
Transportation Coordinator

Ms. Horton:

I am more than a little concerned that the city would make plans for my property without visiting with me first. I find this to be a careless use of time and funds.

I purchased this land several years ago with the purposeful intent of timberland and agriculture use and to build a permanent private home. I have been careful to file timber plans with the Forest Service and to keep the agricultural status of my property.

I have no desire to develop my land for other dwellings or roads. I will go to great lengths to prevent anyone else from doing so.

Due to previous important commitments, I will be unable to attend the meeting on October 21. I would like minutes, notes, etc. from this meeting.

Sincerely,

William J. Donhiser

**SHERIDAN LAKE ROAD NEIGHBORHOOD AREA
FUTURE LAND USE PLAN
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October 21, 2008**

Name(s):

Address:

Mr & Mrs Leonard Iverson, 6140 Wildwood Dr.

Phone Number:

605-341-1864

I (We) own Property within the Sheridan Lake Road Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road Neighborhood Area Future Land Use Plan: *see item 1.*

I (We) believe that the proposed changes will have the following impact on our property:

see item 2.

Please include any additional comments you may have concerning this project.

see item 3.

Please submit comments by October 28, 2008 to the following:

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Item 1, N.A. F.L.U.P.

We understand the necessity for proper planning of traffic movers. What we object to is the proposed designation of a neighborhood road as a collector street after the fact of 30 plus years. We lived on UnaDel Drive, (UnaDel Acres) before Wildwood. The County was not worried about a collector road designation at the time both developments happened. The City has three mile jurisdiction and they were not concerned.

Today this proposed collector road designation, (Shooting Star / Wildwood Drive) is a foul to the existing neighborhood. We did not buy property on a collector road and we do not want to live on such a street. Please consider our personal opinions. Traffic will be significantly increased. Noise levels will also be increased. All of our bedroom windows face this street, and we sleep with the windows cracked a bit. The existing road is in terrible condition. All the road construction on North Wildwood (taking water to Red Rock) forced all construction traffic and neighbors on to South Wildwood. This has caused the road to be extremely alligatored and breaking up. The existing road grades are very steep for getting down to and onto Sheridan Lake Road (SLR) in winter ice conditions. In fact, we do not go down Wildwood Drive in the winter because when you finally stop you are crosswise to SLR traffic. Instead, we go down UnaDel Drive to Catron/SLR stop light. Which incidentally is the best way to get onto SLR during rush times. SLR traffic can be never ending when you are waiting for a break in traffic.

Please consider other options to this proposed collector designation.

At the same time we applaud the planners for their foresight of the majority of the proposed traffic movers. I have not physically been to each one; but in talking with the City's staff, it sounds like most of the others are in basically undeveloped land or connecting two already main traffic movers. This is how it is supposed to be done by the planners.

Item 2, Impact

We believe this will negatively impact the neighborhood with excessive traffic, excessive noise, and a decrease in property values.

Item 3, Additional comments

It took Supreme Court action for the Wildwood development to stop the City's intention of opening up a "back door" for the Red Rock neighborhood to use a short cut into town. Now the City is trying another approach. Why should we have to live with the undesirable excessive traffic and excessive noise because of the County's and City's capital "P" to the fourth power, "Piss Poor Prior Planning"?

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Management Department

Monday, October 27, 2008

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OCT 28 2008

Rapid City Growth
Management Department

Patsy Horton
Transportation Planning Coordinator
Rapid City Growth Management Department

Dear Patsy,

Please consider this letter as the response of the residents of Wildwood Subdivision to the City's Sheridan Lake Road Neighborhood Area Future Use Plan.

I am currently the President of Wildwood Homeowners Association and I write this on behalf of the residents in the Wildwood neighborhood following discussion with a number of the home owners and a meeting with the board of directors of the association. First we commend the city for abandoning its plan to condemn certain easement rights in Wildwood in order to construct a collector street from Shooting Star Trail through the subdivision and down Una Del Drive.

We have always been vehemently opposed to and continue to be vehemently opposed to this plan. Such a connection would dramatically disrupt the character of our neighborhood by causing severe traffic congestion, noise and light pollution, decline in property values and the quality of life of the residents.

As you know we have also objected and continue to object to such a plan as it is not a feasible plan that can conform to city specifications for construction of a collector street. Such a street would be unsafe for users both inside and outside of Wildwood.

For these same reasons we have objected to and continue to object to any future use plan that would construct a collector street through or adjacent to any part of the Wildwood Subdivision including along Shooting Star Trail. The topography and character of our neighborhood is incompatible for placement of a collector street.

We believe there are better locations and topography for a collector street along or across unimproved and unplatted properties adjacent to our neighborhood.

We would expect the city would study ALL options for a proposed collector which can be planned and platted into future neighborhoods in terms of property values, traffic congestion and noise and light pollution.

The residents of Wildwood are committed to working with the city and adjacent landowners to come to an acceptable, workable plan for the proposed collector street which minimizes the impact of our and other neighborhoods.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gene Hensley". The signature is written in a cursive style with a large initial "G" and "H".

Gene Hensley

President Wildwood Home Owners Association

SHERIDAN LAKE ROAD NEIGHBORHOOD AREA
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Name(s):
Address: Julie and Greg Bernard

Phone Number: 605-721-8833

I (We) own Property within the Sheridan Lake Road Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road Neighborhood Area Future Land Use Plan: We are opposed to the construction of a collector street through the Wildwood Subdivision either via UnaDel or Wildwood Drive.

I (We) believe that the proposed changes will have the following impact on our property:

A collector street through Wildwood would destroy the unique character of the neighborhood which was our primary consideration in buying our house - quiet, peaceful, and secluded neighborhood with low traffic. A collector street through Wildwood

~~Please include any additional comments you may have concerning this project.~~ would greatly increase traffic congestion, create noise and light pollution, and decrease property values. A collector street

on either UnaDel or Wildwood would also create a safety hazard for both the residents of Wildwood and other users at the steepness of those roads does not seem suitable for safe high

Patsy Horton, Transportation Planning Coordinator

Rapid City Growth-Management Dept.

300 Sixth Street

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Julie M. Bernard
10/27/08

SHERIDAN LAKE ROAD NEIGHBORHOOD AREA
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Rapid City Growth
Management Department

Name(s):
Address: Gayle Fairley 3410 Kerry Dr
Phone Number: 341-2530

I (We) own Property within the Sheridan Lake Road Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road
Neighborhood Area Future Land Use Plan: _____

I feel the Use Plan is a thinly disguised step to further annexing county property for tax purposes. I have no desire to be included in city limits—I feel absolutely no benefit will come of that. When the Rapid City Planning Commission talks about involuntary annexing, they speak of additional services, which I feel is irrelevant, since we have perfectly good services through the county. While it would be nice to vote for the city council members, I've noticed that what the city population votes for and what the council members push for are often two different agendas, so am not sure what good voting privileges would do.

I (We) believe that the proposed changes will have the following impact on our property:
I think many people in our old subdivision have bought out here for the relative peace and quiet. Putting in additional collector roads would be in opposition of that goal. We have, at this time, a very low population density and putting in additional roads through our subdivision is only serving those developers that ramrod additional subdivisions through Planning without having the city-mandated 2nd access. We have a heavy deer and turkey population, as well, and the accident rate would skyrocket with additional through-traffic. Consequently I feel the impact on our property would be quite negative.

Please include any additional comments you may have concerning this project. _____

I feel the whole involuntary annexation situation is entirely against the spirit of the South Dakota populace and is a law that should be repealed.

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SHERIDAN LAKE ROAD NEIGHBORHOOD AREA **RECEIVED**
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Name(s):
Address: Robert Fairley 3410 Kenny Dr

Phone Number: 341 2530

I (We) own Property within the Sheridan Lake Road Neighborhood Area

Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road

Neighborhood Area Future Land Use Plan: _____

If this was truly a consensus of the people being affected, you should have had an open forum with landowners and county officials. You should call it what it is—forcefully annexing county property. Some of the road additions will turn into steep death-traps during winter months. If the city incorporates this and has snow removal as they do now in the existing city limits, we won't see snow removal for days after a storm. Some of your proposed roads are out-right land stealing because developments were allowed by City Council (ie the Red Rocks/Red Rocks Meadows area) without the 2nd access.

I (We) believe that the proposed changes will have the following impact on our property:

I feel this Use Plan will lower the value of my property because there are basically 2 types of people looking for homes—those that like city life and feel more comfortable in city limits, and people like me that bought outside city limits because I like the benefits of living in the county. That's why I paid top dollar for my house instead of buying one in Rapid City at a lower price.

Please include any additional comments you may have concerning this project. _____

Stop empire-building! Take care of what you have now, improve your services and people will be clamoring to be part of the city. Using the justification that the city will be providing services to us is unfounded. We have our own water system, our own sewage systems, our roads are upkept, and snow removal is timely. The services that we enjoy now in the country are on par with, or superior to what the city can offer. Even the fire department has a mutual-aid pact with Rapid City that we support actively. I am a volunteer fireman with Whispering Pines and have been on numerous calls for fires in city limits. I've even helped man one of your fire houses during a multi-story fire downtown.

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Name(s): Dale & Barbara Clement - 6015 Willwood Dr.
Address:

Phone Number: 343-8178

I (We) own Property within the Sheridan Lake Road Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road
Neighborhood Area Future Land Use Plan: We are concerned about the
proposed road on the south of Willwood. It is the same
property that we contested previously and won at the
SD Supreme Court. The Willwood Association is adamantly
opposed and recommend you remove it for
further study.

I (We) believe that the proposed changes will have the following impact on our property:

Very little impact on our property but will have
an our neighbors on the south of the development.

Please include any additional comments you may have concerning this project.

see the back

Please submit comments by October 28, 2008 to the following:

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1. The outlet proposed from Willwood to Sheridan Lake road appears worthy and is fraught with problems -

1. The lower part to be built is very narrow and steep. It is slippery in the winter and one slides onto the major road.

2. It would be costly to widen - ~~not~~ ^{less} drop off on one side and a big bank on the other.

3. The outlet on Sheridan is too close to Catron, many mornings the traffic is backed up to the outlet.

4. It is a dangerous outlet in that there is a curve in the road and a dip. One has to be careful not to overlook an oncoming car.

5. It will be costly - at least one house on Willwood will have to be moved and two others should be. If the lower part is widened a house should be moved.

6. You have made a big deal that there are no plans for further development of the Ham and Taylor properties. If this is true - the Hanna property particularly should be studied to see if a different outlet farther south would be more economical and also serve the property owners with more saleable lots. We respectfully request it be removed for further study.

Sincerely,
Dale Beaman

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Rapid City Growth
Management Department

Name(s):

Address: DR. FRELLET-TINNER and #16A
815 Witwood drive

Phone Number: 605 341 7667

I (We) own Property within the Sheridan Lake Road Neighborhood Area

Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road

Neighborhood Area Future Land Use Plan: The plan, as proposed is without merit,
as our economy, real estate market, and growth are experiencing a serious
drop. No it is presented, it directly implies facilitation of
special interests. Furthermore, the plan totally ignores
the geology of the neighborhood, thus contradicts any
good sense and logic.

I (We) believe that the proposed changes will have the following impact on our property:

at road is proposed on our property line on Witwood drive
and would have extremely negative impacts and will foster
a NEW LAM SUITE, as that of 2003.

Please include any additional comments you may have concerning this project. _____

If the proposed road, provided its need is fully justified,
should be built 1/2 - 1/4 mile west, when no dwellings
are existing and when the geology is more favorable, it could be
more advantageous although
still very tentative

Please submit comments by October 28, 2008 to the following:

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SHERIDAN LAKE ROAD NEIGHBORHOOD AREA
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Name(s):

Randy Powers

Address:

Janet Gundersen-Powers 6260 Chokecherry Ln

Phone Number:

605 343 4767

I (We) own Property within the Sheridan Lake Road Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road
Neighborhood Area Future Land Use Plan: Very important to

never open shooting Star Road to
Red Rock - This road goes through backyards
almost immediately next to house - Wildwood
is too steep & dangerous to allow ~~heavy~~ heavier
traffic

I (We) believe that the proposed changes will have the following impact on our property:

If this road is ever allowed to go through it
would eliminate a quiet safe neighborhood -
Sheridan Lake Road needs to be their access.

Please include any additional comments you may have concerning this project.

They chose to live far out - Sheridan Lake
Road could be widened to handle any future
heavier use

Please submit comments by October 28, 2008 to the following:

Patsy Horton, Transportation Planning Coordinator
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

SHERIDAN LAKE ROAD NEIGHBORHOOD AREA
FUTURE LAND USE PLAN
OPEN HOUSE
October 21, 2008

Name(s): Chad & Terri Larson
Address: _____
Phone Number: 605 719 9303

I (We) own Property within the Sheridan Lake Road Neighborhood Area
Yes No

I (We) have the following comments regarding the proposed Sheridan Lake Road
Neighborhood Area Future Land Use Plan: Please don't destroy

our neighborhood! It was designed to
limit the traffic to just residents of
Wildwood. People that wish to move into the
Red Rock community can use Sheridan Lake Road they don't
need to speed through our area and take away the
safety, peace, and quiet of our neighborhood.

I (We) believe that the proposed changes will have the following impact on our property:

It will open up our neighborhood to additional
unwanted traffic and cause unnecessary stress
on the wildlife and residents of this area.

Please include any additional comments you may have concerning this project. _____

This is not a good plan for any residents
of Wildwood. Please consider our community
which has been here much longer than Red Rock!

Please submit comments by October 28, 2008 to the following:

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Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

394-6636

Horton Patsy

From: William J Tysdal [btysdal@juno.com]
Sent: Friday, October 17, 2008 12:41 AM
To: Horton Patsy
Subject: Shooting Star Trail and Una Del Drive Connector

I have reviewed the transportation planning map and found plans for building Shooting Star Trail with Una Del Drive as a connector. I am herewith submitting my objection to these plans. I currently reside on the proposed connector at 5857 Una Del Drive.

I have also reviewed the Supreme Court Decision of 2003 (City of Rapid City v. Daniel J. Finn, Jr. and Melinda K. Finn) addressing this matter and believe that decision sets precedent for transportation planning relating to this issue.

Evidence at trial revealed that a road built on the condemned sixty six foot easement could not meet City standards. The road would not meet standards because: (1) a street would create "double front" lots, (2) the proposed road would extend ten feet into Finn's home, and (3) the geographical terrain would not accommodate a road that would meet City standards. Two of the City Engineers indicated it was a poor place to put a road. Eventually, the City Project Manager admitted that in order to construct a street that would meet City specifications, the street would have to be relocated and would encompass far more than the sixty six foot access easement. Notwithstanding the road's relocation and widening, the street still may not meet the minimum standards. Furthermore, City Engineers also indicated it was a poor place to put a road and that the proper location would be farther south.

The issue of necessity is also in question since the City's "deal" with Leo Hamm furthers his private interests, not the City's interest to facilitate public travel. I believe the arrangement between the City and Hamm still exists and has been determined to be improper by the South Dakota Supreme Court.

I suggest you review the City v. Finn Decision and reconsider your plans in this matter. If further details regarding this plan are available, I request that this be provided to me immediately so that I may make further comments prior to the deadline.

William Tysdal
5857 Una Del Drive
Rapid City, SD 57702

Please respond to the following email address btysdal@rap.midco.net

Click to make millions by owning your own franchise.
<http://thirdpartyoffers.juno.com/TGL2141/fc/Ioyw6i3m6iRelSjvBJiaQ2AMwqd68Lp4eN6lPZEMWH9VQ5ehzf7bHs/>

Horton Patsy

From: jlenadem@rap.midco.net
Sent: Tuesday, October 28, 2008 10:23 AM
To: Horton Patsy
Subject: land use proposal for sheridan lake road area

Greetings--

Please consider this email as a comment on the Sheridan Lake Road land use proposal.

I am concerned about the feasibility of continuing Dunsmore Road down into the valley, at least by the means described in the proposal. I was informed at the recent public open house that some of these proposed routes are so preliminary that no one may have yet observed the physical aspects of the proposed routes.

The end of Dunsmore Road (sometimes referred to as Dunsmore Cir) sits on a veritable cliff side-- with the proposed path into the valley entailing a stretch of grade no better than 45 degrees or so. Though I'm sure that this COULD be overcome with major earthmoving and engineering, I believe that such work would be destructive to my neighborhood and may serve to destabilize the hillside that my neighbors' homes reside upon.

A few hundred feet back from the end of Dunsmore, there is a plan to link Dunsmore Road with Countryside South. From this point there is a more gentle, already established means of descending at least part way into the valley. At a minimum, this alternate route would avoid the initial severe grade that would have to be dealt with at the very end of Dunsmore. It is my belief that this second route is currently utilized as a private drive by land owner Donheiser (sp?), who coincidentally stands to benefit greatly by the establishment of a new road to the valley floor.

Finally, Spring Creek Canyon is an area of immense beauty. Though it may be too great of a wish that it never be developed, I am very interested in seeing that future structures/homes be clustered, and significant areas be preserved as open green belt. It would be a terrible shame for such a beautiful area be developed in a manner irreverent to its natural beauty.

Thank You
Justin Lena
8812 Dunsmore Rd
RC SD
394-9128

SHERIDAN LAKE ROAD NEIGHBORHOOD AREA **RECEIVED**
FUTURE LAND USE PLAN

OPEN HOUSE
October 21, 2008

OCT 29 2008

Rapid City Growth
Management Department

Name(s):
Address: JOYCE SWANED

Phone Number: 6320 CHOCHEERRY LANE

I (We) own Property within the Sheridan Lake Road Neighborhood Area
Yes X No _____

I (We) have the following comments regarding the proposed Sheridan Lake Road
Neighborhood Area Future Land Use Plan: A collector dumping car onto

South Willwood Drive would be to put more of a load on
a narrow, steep hill with a steep drop off, poor surface
condition. One already has to be careful when two cars
come together. When people are in a hurry to get down
the hill in bad weather and with slippery conditions - ^{recipe for} disaster.

I (We) believe that the proposed changes will have the following impact on our property:

It would be difficult to enter from our private lane ^{(with} Shuman)
and the eight other private drives on South Willwood
Rd

Please include any additional comments you may have concerning this project. It would
seem much more logical to approach Sheridan Lake Rd
along the south side of Les Hamra's property right onto
Sheridan Lake Road.

Please submit comments by October 28, 2008 to the following:

Patsy Horton, Transportation Planning Coordinator
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

Dan and Mindy Finn
6123 Wildwood Dr.
Rapid City, SD 57702
Phone: 388-8192

RECEIVED

October 24, 2008

OCT 29 2008

Via Certified Mail
Ms. Patsy Horton
Transportation Planning Coordinator
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701

Rapid City Growth
Management Department

Re: Proposed collector road to Wildwood Dr.

Dear Ms. Horton:

This letter is in response to your request for feedback to the city's latest proposal to realign the private dirt access road known as "Shooting Star Trail" in order to provide other neighborhoods with collector road access through Wildwood Dr. As we discussed over the phone, there are very serious concerns regarding your latest proposal. First, it is important to note the sequence of events prompting the current plan:

The original plan described on the initial Future Land Use Map referenced on your Sheridan Lake Road Neighborhood Area Future Land Use Plan Open House invitation postcard would have turned "Shooting Star Trail" into a collector road by connecting to Una Del Dr. via the 66' private access easement on our property. On Friday, October 17th, we informed you by phone that the court judgment that was rendered at the conclusion of our 2003 condemnation trial enjoined the City of Rapid City from attempting to create a public right-of-way using the 66' private access easement. You indicated that you would research that fact and call back on the following Monday. On Tuesday, October 21st (the day of your Open House), we called you again to determine the status of the initial proposal. You indicated that on the night of October 20th, your attorney had determined that the city was in fact legally unable to build the road as originally planned and that you were going to pursue an alternative plan of extending "Shooting Star Trail" down the section line connecting with Wildwood Dr. rather than Una Del Dr.

This latest proposal was clearly hastily conceived on the day before the scheduled Open House as the following problems and issues associated with such a road could not have been researched, evaluated or considered:

Ms. Patsy Horton

October 24, 2008

Re: Proposed collector road to Wildwood Dr.

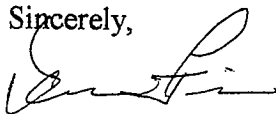
Page 2

- The judgment that was rendered after the 2003 condemnation trial enjoins the city from attempting to create a public right-of-way to the section line right-of-way along the section line between sections 21 and 28. It is our understanding that this restriction would also prevent the city from attempting to use the same section line in extending "Shooting Star Trail" along the section line to Wildwood Dr. for the purpose of creating a connector road.
- We are under the impression that the section line immediately east of the 66' private access easement to Sheridan Lake Road was vacated some time ago.
- The latest proposal does not take into consideration the steep road grades on the portion of Wildwood Dr. that intersects with the section line. The proposed connector road would be extremely hazardous as Wildwood Dr. has a very steep (12%) grade and is narrow with a blind corner and a drop-off on the north side of the road. During the winter months, we do not even use that section of road as it can be extremely dangerous due to the steep grade pointed directly into Sheridan Lake Road. Additionally, building a connector road along this portion of the section line would require that the road be built on the front yards of homes along this area of Wildwood Dr.
- As was demonstrated during the 2003 condemnation trial, expanding "Shooting Star Trail" (a private dirt access road that runs immediately behind our home and the homes of other Wildwood residents) would have a profoundly negative effect on the property of each of the Wildwood homeowners with homes adjacent to the dirt road. It was determined during the trial that due to the extreme difference in grade of the dirt road versus our backyard (the dirt road is approx 10' higher than our adjoining lot), the space required to build out the road would actually encroach into our kitchen, effectively requiring that our home be demolished in order to properly construct the roadway.

We hope this letter provides you with sufficient information to reconsider your latest proposal. We appreciate the fact that as our community grows, the need exists for additional access and connectivity; however, there must be better alternatives that will not create hazardous driving conditions or negatively affect the homes of property owners within Wildwood.

Please feel free to contact us if you have any questions or if you need any additional information.

Sincerely,



Dan and Mindy Finn

RECEIVED

OCT 31 2008

Tim Skinner
6115 Wildwood Drive
Rapid City, SD 57702

Rapid City Growth
Management Department

Phone:605-721-4940

Comments on Sheridan Lake Road Neighborhood Future Land Use Plan:

The grade from Shooting Star Trail to Sheridan Lake road has been studied numerous times and has been determined too steep for safe traffic. The study has been documented by experts in their field and also in the court of law. I find it extremely painful that the city continues to push for such a connector regardless of prior discussion specifically discussing this topic.

Development and traffic control for this area is easily accomplished by putting a road further south through UNDEVELOPED lands. This concept eliminates the grade issue and the road could potentially meet up with proposed roads coming from the east side of Sheridan Lake road.

Impact on Property:

Specifically the impact on my property will be significant should such a road be built. Homes were approved from governmental agencies to be placed on their lots in a said manner. The locations of the homes were based on the fact a safe road could not be built behind them due to the topography of the ground. Should a connector road be put in, not only would there be safety issues for traffic, but also for people and children in the development. Some of these homes are physically within 5 ft of the proposed road. Additionally homes would devalue due to the dangerous environment presented by a road. Snow, ice, etc. play a major role on traffic with such a steep grade.

Additional Comments:

I appreciate the city having an open house to help discuss this issue. I understand the need for future land use and honestly believe there is a solution, but not one that jeopardizes safety. These homes were built back in the day and it was determined no road was viable behind them at that time. In essence the determination a road was not viable years ago was the FUTURE LAND USE PLAN at that time. Now I feel the city and developers want to change the original Future Land Use Plan to accommodate other interests. I look forward to continued discussions.