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FEB 27 2009

Rapid City Growth  
Management Department

February 26, 2009

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

Dear Ms. Elkins:

Having recently been granted a Planned Light Industrial Development for West River Electric Association's property at Highway 44 and Twilight Drive, we come before you now to request an amendment to allow the communication tower as shown on the site plan.

It is West River Electric Association's intent to construct a 95' tall communication tower on the property at the designated location.

The detailed drawings by Rushmore Electric provide information regarding the structure and the equipment associated with same. The tower will be used exclusively by West River Electric Association and Rushmore Electric Power Cooperative. The equipment will be housed in the generator building included and approved as part of the earlier submittal.

Any questions regarding the functional and technical aspects of the tower should be directed to Michael J. Bowers, PE of Rushmore Engineering, 342-4763 or [mjb@rushelec.com](mailto:mjb@rushelec.com).

A copy of the original letter of intent of January 8, 2009 is included for your reference. You will note in paragraph four a reference to the communications tower.

Respectfully submitted,



Lee Geiger, Architect



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Rapid City Growth  
Management Department

January 8, 2009

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

Dear Ms. Elkins:

West River Electric Association's intent in the development of the property at Highway 44 and Twilight Drive is to create a facility which will expand and improve the company's ability to serve the growing population in their service area.

West River Electric Association has occupied the southern portion of this property for several years. The development of the Elk Vale Road Connector and the resulting acquisition of the surplus elementary school property and Lot 2 enabled West River Electric Association to obtain the kind of site necessary to meet the company's needs for expansion.

The proposed improvements include a 21,538 sf office administration space at ground level, a 21,538 sf upper unfinished future office space; and a 44,197 sf warehouse, vehicle storage, and linemans' space. Outdoor storage will be provided for materials and equipment common to the electric utility, but will not include pole storage. The non-public portion of the property will be secured by fencing and electronic gates. The site will be well landscaped along Twilight Drive and Highway 44 in the public yard areas. Due to the relative height of Elk Vale Road to the property, no screening has been planned along that route. Yard storage, operations, safety, and security dominate the concerns in the work areas north of the proposed building, so only grasses in disturbed areas have been planned. Access for customers and office employees is provided at Highway 44 and Twilight Drive. Service and supply vehicle access is provided for along Twilight Drive.

A generator building and communications tower is planned near the west property line. The office and warehouse building and the generator building will be constructed of pre-cast concrete panels with a raked finish and horizontal accent panels. The glazing will be a blue reflective glass set in aluminum frames.

In the future, one or possibly two metal material storage buildings may be added to bring some materials into an enclosed space. The office building is two stories. We have provided 31 parking spaces to allow for 6,000 square feet of second floor space under the current Phase 1. The full build-out of the second level may take as much as a decade and would ask for that time frame to be considered with this application.

Respectfully submitted,

  
Lee Geiger, Architect