

09SR026

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

From: <mariasalas@rap.midco.net>  
To: <patti.martinson@rcgov.org>; <sam.kooiker@rcgov.org>;  
<deb.hadcock@rcgov.org>; <karen.olson@rcgov.org>;  
<mutch.usera@blackhillspower.com>  
Sent: Monday, July 20, 2009 6:52 PM  
Subject: BHP PLANT

>

> TO WHO CONCERN:

>

> CLEVELAND ST.

>

> We are a neighborhood, and we DONT want this to be destroyed!!

> A UNIC HOUSE IS WHAT WE TALKING ABOUT.....

> We dont wish this to happen at all...

> A resident, a family (probably with the ONLY home)dont destroyed!!

> Kids, residents, pets, DAY CARE close to it, and school, also.

> We really dont want to look like Industrial in ARE Neighborthood.

> We want the best for are kids to be SAVE; a big fence NOT going to

> stop o guarantee the curious kids and either and extension of the plant.

> think in ARE NEIGHBORTHOOD AND THE SAKE of are road.

>

> SINCERELY;

>

> CAMPBELL FAMILY

> CLEVELAND ST.

July 21, 2009  
319 Cleveland St  
Rapid City SD 57701  
(605) 390-5672

Alan Hanks, Mayor  
City of Rapid City  
300 6th St  
Rapid City SD 57701-5034

Dear Mayor Hanks,

We strongly oppose any changes to the Black Hills Power 5th Street Substation. BHP's ultimate goal is to triple the size of the facility, by tearing down the house at 343 Cleveland St, and making the entire corner an ugly eyesore.

This corner is the entrance to our neighborhood. It should not look like an industrial plant. Would you want this monstrosity next door to your home? If built, it will be four houses away from our home, where we have lived for 18 years.

Only two blocks away, at the corner of Mount Rushmore Rd and Cleveland Streets, is a large parcel of unused land. It is not next to any homes. It is next to a busy highway, and would not attract any undue attention. We suggest that BHP move their substation to that location. It will be close to the hospital and south Rapid City, where it is needed.

Please stop this "fence upgrade," and prevent the devaluation of our neighborhood.

Thank you,

*Peter & Aida Compton*

Peter & Aida Compton

09SR026

**From:** Linda Henrichsen [mailto:[biffsparents@live.com](mailto:biffsparents@live.com)]

**Sent:** Tue 7/28/2009 11:55 AM

**To:** Hanks Alan; Martinson Patti; [ron.seifenbach@rcgov.org](mailto:ron.seifenbach@rcgov.org); Kooiker Sam; Hadcock Deb; Olson Karen Gundersen (City Council); Waugh Bill; LaCroix Lloyd; Kroeger Ron; Chapman Malcom; Costello Aaron; [mutch.usera@blackhillspower.com](mailto:mutch.usera@blackhillspower.com)

**Subject:**

Gentlemen and Ladies,

MY husband, Jim and I wish to let you know our feelings on the expanding electric sub-station on 5th Street between Cleveland and Oakland Street. We have lived here at 314 Oakland Street for 25 years and yes we did move in with it there, but never believing that it would get any bigger for where it was at. Now that they want to expand on it, we have become upset about it. The plans we saw make it look like an industrial plant on our corner. And we don't like the looks of that at all. There is so many spaces south of the hospital that could be brought and used for expanding. That is all more businesses any way. Why turn our neighborhood in to looking like an industrial park? We're asking to stop this from growing anymore! Please help!!! Would you want to live close this yourself?

Thank you,  
Jim and Linda Henrichsen

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**From:** Kevin Lewis [mailto:kevinslewis@knology.net]

**Sent:** Sat 8/15/2009 12:34 PM

**To:** Martinson Patti; Weifenbach Ron; Kooiker Sam; Hadcock Deb; Olson Karen Gundersen (City Council); Kroeger Ron; LaCroix Lloyd; Chapman Malcom; Costello Aaron; Waugh Bill; Hanks Alan

**Subject:** Item 70 PW No.09FV003

Mayor & Alderman,

My wife and I own 343 Cleveland Street. Black Hills Power is proposing to expand their substation to our lot and purchase our house. We have lived there since September 1996. On the agenda for your consideration on Monday, August 17, 2009 is Item # 70, No. 09FV003. Black Hills Power needs to have a fence height exception approved before the SDCL 11-6-19 review can take place before the Planning Commission. This is the process set up by the City. Perhaps there is a better way to conduct the process, but this is what is currently in place. Black Hills Power has made many accommodations to the neighborhood by making changes to their designs. The proposed design currently before you is aesthetically pleasing. Regrettably, many of my neighbors want to focus on what is proposed to be behind the fence, not the fence itself.

The fence is the first step in the process. Upon approval of the fence, then the Planning Commission takes up the 11-6-19 review. Upon approval of the Planning Commission, then Black Hills Power needs to come to an agreement with us on the purchase of the property. We have not sold our property to Black Hills Power, we have only indicated a willingness to sell.

I am asking you to approve the fence height exception to allow the process to go forward. If you have questions, please do not hesitate to contact me. You can reach me on my cell phone at 484-4197.

Kevin S. Lewis  
343 Cleveland Street  
Rapid City, SD 57701

Aug 18, 2009  
319 Cleveland St  
Rapid City SD 57701  
(605) 390-5672

Planning Commission  
City of Rapid City  
300 6th St  
Rapid City SD 57701-5034

Dear Commission Member,

We strongly oppose any changes to the Black Hills Power 5th Street Substation. BHP's ultimate goal is to triple the size of the facility, by tearing down the house at 343 Cleveland St, and making the entire corner an ugly eyesore.

This corner is the entrance to our neighborhood. It should not look like an industrial plant. Would you want this monstrosity next door to your home? If built, it will be four houses away from our home, where we have lived for 18 years.

Only three blocks away, at the corner of Mount Rushmore Rd and Cleveland Streets, is a large parcel of unused land. It is not next to any homes. It is next to a busy highway, and would not attract any undue attention. We suggest that BHP move their substation to that location. It will be close to the hospital and south Rapid City, where it is needed. Another suggestion, ask the hospital if they have land to sell.

Please stop this "fence upgrade," and prevent the devaluation of our neighborhood.

Thank you,

*Peter & Aida Compton*

Peter & Aida Compton

**RECEIVED**

AUG 20 2009

Rapid City Growth  
Management Department

**From:** Kevin Lewis [mailto:kevinslewis@knology.net]  
**Sent:** Thursday, August 20, 2009 1:20 PM  
**To:** Planning Commission  
**Subject:** Black Hills Power Substation on 5th Street

Members of the Planning Commission:

My name is Kevin Lewis and my wife Lori and I own 343 Cleveland Street. We moved in to that house in September 1996. Last summer, Black Hills Power approached us about purchasing our house and lots to expand their substation. After careful thought, we agreed to talk to them about it. We knew that it would take time and have to go through numerous review processes. It is now a year later and the review process is in full swing. At this time, there is no purchase agreement. Both sides are waiting for the approval process to be complete before we enter into negotiations for the purchase of the property.

I may be out of town on business when this comes before you on the 27<sup>th</sup> of August, 2009.

Both my wife and I grew up in Rapid City. We moved away, but returned with our sons to raise them here. Both of our sons have grown up in the house on Cleveland Street. We have a Senior at St. Thomas More and a 7<sup>th</sup> grader at St. Elizabeth Seton. They are both Honor Roll Students and normal teenage boys. We have had no health problems at our house other than normal growing up and growing older illnesses.

When people find out where we live, nobody says anything about the current substation; they are all more concerned with living on 5<sup>th</sup> Street. Quite frankly, the traffic on 5<sup>th</sup> Street is more noticeable than the substation or Knology's switching station. 5<sup>th</sup> Street is the only North/South street that goes from one end of the city to the other. It is a major street for Rapid City. It is a direct route to the Hospital for Ambulances and the Medivac Helicopters fly over our house on a regular basis. I have often over the years, and most definitely the last year, sat out back and tried to listen for the substation. Sometimes there is a low hum, but it is usually drowned out by 5<sup>th</sup> Street noise and helicopters. I can tell the size of the Rally by the noise of motorcycles, ambulances, and helicopters on 5<sup>th</sup> Street.

I grew up at 315 St. Anne, which is about 3 blocks from where we currently live. I went to Annie Tallent Elementary, South Junior High School and Rapid City Central. Now Annie Tallent is called South Park Elementary, South Junior High is a Middle School and Rapid City Central is Dakota Middle School. I was one of the classes that moved from "Old" Central to "New" Central.

Lori lived at 502 Oakland when 5<sup>th</sup> Street was still a two lane road ending at Fairmont Blvd./Cathedral Dr. She attended Perpetual Help Elementary School, now known as St. Elizabeth Seton. The substation was in its current location at that time.

We both used to go to Remfers on 5<sup>th</sup> Street to get candy, and I used to pick up quick supplies for my parents. I used to be able to take a note from my dad to buy him cigarettes there. Now Remfers is a Dentist Office and nobody would sell Cigarettes to a minor based upon a dad's note.

5<sup>th</sup> Street was a two lane street, with a drainage ditch on the West side. Now it is a five lane major street in Rapid City. There use to be two gas stations at St. Pat and 5<sup>th</sup> Street, now one location is a MedCaP Pharmacy and the other is a Dry Cleaner. The Church at that intersection is gone, and BFranks, a local small engine repair shop is now a location for the making of foam products.

The Hospital was not there; neither were all the medical businesses nor St. Thomas More High School.

While we would all like the idyllic neighborhoods of our youth, times are changing. Electrical systems need to be upgraded. Most houses have undergone electrical upgrades from fuses to breakers. This proposed substation expansion is similar to that, an upgrade of the system. I am not an engineer, but I have a basic understanding of electricity. I know enough not to mess with it and that electrical currents need boosters along the lines to keep the charge high enough to keep the load flowing consistently. The costs of upgrades in the system are always passed on to the consumer. This Substation is not going away. It will stay there. People who think that you can put this substation elsewhere are not thinking realistically. They just don't want it in their neighborhood.

Some people want to say property value will decrease if the substation expands. We don't believe this to be true. After we bought our house, the assessment almost doubled on the property. We appealed it and were told that even though we live on 5<sup>th</sup> Street and next to a substation, it did not affect our property value. My parents have been in the Real Estate Business for over 40 years, and they cannot say that the Substation affects value.

There is a daycare across from our house; our sons went there. Terry Charest runs a wonderful daycare and is a very conscientious neighbor, but there are consequences of having a daycare across the street. Traffic in the morning and evening is very congested. When you have people parking on both sides of the street, it gets interesting to back out of our driveway or make a turn on to Cleveland Street. People were against the daycare in the beginning, but it has worked out just fine.

This corridor is changing and in a year or so, when the landscaping is mature, people won't notice the substation. We can say this with relative confidence after we fought Black Hills Fibercom (now Knology) about adding their switching station on the substation lot – without much assistance from the neighborhood might we add – and now only notice when the weeds inside the fence are not taken care of.

It comes down to the needs of the community for an upgrade in the electrical system. A wise man once said that "The needs of the many outweigh the needs of the few or the one."

I am asking that the Planning Commission approve this 11-6-19 review request of Black Hills Power, so we can move to the third and final phase, negotiations for the purchase of the property.

Thank you for your time and consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

Kevin S. Lewis  
343 Cleveland Street  
Rapid City, SD