

From: plbraun [<mailto:plbraun@rushmore.com>]

Sent: Tuesday, April 14, 2015 10:38 AM

To: Lacock Fletcher

Cc: Braun Erik; [dennis.popp@gov.org](mailto:dennis.popp@gov.org); Brewer John; Marchand Linda; Scull Andy; Bulman Karen; Rolinger Steve; Swank Jan; Rippentrop Kay; Scott Amanda

Subject: Chapel Valley and Chophouse

Greetings,

This note is to protest the application of Mike Derby to make his former restaurant into a cabin for multiple overnight sleeping rooms. Please refer to the last struggle with his application, it cost us taxpayers >100,000 dollars to study egresses to come up with an ill conceived proposal. The most respectable late commissioner member, Mr. Tom Hennies, had horrific memories of loss of life in the chophouse area during the '72 flood and was adamantly opposed to Mr. Derby's expansion involving night time occupancies.

Please- NO NO NO to Mr Derby placing sleeping units in his Chophouse building-

thank you for your service and time

Patricia Braun

3661 Serendipity Lane

RC

605-390-0851

605-718-3817

**From:** Bruce Blankley [<mailto:army1sg@gmail.com>]

**Sent:** Tuesday, April 14, 2015 10:41 AM

**To:** Lacock Fletcher

**Subject:** Proposed change in zoning for the Canyon Lake Chophouse property

Sir,

I am a resident of the Chapel Lane community.

Background:

I am a neighborhood Emergency Evac Captain, and a Community Emergency Response Team(CERT) member and have taught CERT classes here in Pennington the past two years.

I have more than fifteen years experience in dealing with emergency evacuations and disaster responses and did so as a disaster team leader in Sioux City Iowa for over ten years. I give you this background for several reasons. First, I have experience in dealing with fire and flooding disasters in other locations, and I was asked to add my voice to the resident's opposition to Mr. Derby's proposed plan.

My chief concern is egress from the area and the limited road lanes to evacuate in the event of a flood incident, or worse yet a fire. We have been pro-active in the Fire-Wise project and mitigating fuels lessons but does not eliminate the threat of a wildfire causing us to evacuate the entire Chapel Lane community.

Simply said, I am in favor of economic development but not in favor of creating even more problems with an evacuation scenario that would threaten all of the individuals on the South side of the Rapid Creek bridge. We already have many non-resident campers and motor homes in the campground six months of the year adjacent to Mr. Derby's property who would have to be personally notified one by one and evacuated in the event of a disaster. His proposal just adds to the potential chaos.

Mr. Derby's plan to convert the restaurant to a "reunion center" has been pursued simply because he could not get a buyer with the property sold "as is" or as a business center. Zoning ordinances will not allow any new construction in Chapel Lane and this change in "purpose" is an end run around that statute.

The Canyon Lake Chop House was a great restaurant and location for that type of venue. It needs to remain that type of establishment and not become a "faux hotel" under the guise of being a "reunion center".

Lastly, if you want a better feel on evac logistics vist Chapel Valley during the Saturday that hundreds of Prom attendees from Stevens and Central attempt to have their pictures taken at Stav Kirke. This several hour "event" shuts down traffic and requires a minimum of three patrol cars just to manage the one way traffic in and out.

Sincerely,  
Bruce Blankley  
3413 Idlewild Court  
Rapid City, SD 57702  
605-431-9627

--

MSG/NCOIC (Ret) Bruce Blankley  
2/361st TSBn  
2nd Bde (Dagger)  
TF Coyote,TF Treetop  
Operations Enduring Freedom/ Iraqi Freedom I,II,III IV 2003-2005

**From:** [donnabunnell@rap.midco.net](mailto:donnabunnell@rap.midco.net) [<mailto:donnabunnell@rap.midco.net>]

**Sent:** Tuesday, April 14, 2015 10:28 AM

**To:** Lacock Fletcher

**Cc:** Donna Schulze-Bunnell

**Subject:** Chop House Request for Development

Dear Members of Rapid City Planning Commission,

It is my understanding that the owner of the Chop House has requested that he be allowed to develop the Chop House into a retreat with at least 22 beds. I am responding to that information. Due to the short notice regarding the meeting to

be held Thursday April 23rd at 7 AM (yes that is in the morning) I will be out of town and unable to change my schedule. I would like my letter to be entered into community response to the owner's request.

The ISSUE is the safety of Chapel Valley Community residents. That is over 2,000 individuals, residents of Rapid City.

The issue is not antidevelopment. Before develop can occur the infrastructure for the safety of residents must be in place. That means a SECOND access/exit to Chapel Valley must be in place before any development.

Mayor Kooker formed a task force just a few years ago made up of representatives from all the communities in Chapel Valley and representatives of Rapid City Government and Safety agencies. The outcome of that task force was: No second entrance would be built and NO development of new homes, duplexes, apartments, motels, hotels, resorts (no place where additional people would spend the night) would be allowed.

The owner of the Chop House was involved in those meetings and is aware of the intent to never allow his facility to be used as a retreat, reunion cabin etc.

There has been no notification of the residents of the Chapel Valley Communities residents regarding the request to change the agreement made with the City. I feel it is the City's responsibility to notify each residence, ideally by certified letter of the owners request. At least 30 days notice should be given to the residents prior to any City Planning meetings.

Right now is a perfect time for City representatives to see the peril Chapel Valley residents are in every day. The construction on Highway 44 virtually blocks emergency access. A simple car accident, which is likely to happen, will completely block the only access. This would mean that emergency vehicles could not get into the area of 2,000-3,000 or more Rapid City residents. A heart attach victim might die, a house would burn down, a domestic dispute, an injury could result in death. I just walked out the front door of my home to the smell of a forest fire. If a fast moving fire were to come over the ridge there

would be no way the residents could be evacuated quickly. The residents of the Chapel Valley Communities are actively involved in emergency preparedness, including two firewise communities and ongoing training of individuals to help in an emergency. That is the best we can do.

AGAIN THE ISSUES IS NOT ANTIDEVELOPMENT, THE ISSUES IS SAFETY. Please do not allow a development that increases the population density of an over strained community.

**From:** Ron Bunnell [<mailto:ronbunnell2013@gmail.com>]

**Sent:** Tuesday, April 14, 2015 4:21 PM

**To:** Lacock Fletcher

**Cc:** Fisher Vicki; [chad.olson@rc.gov.org](mailto:chad.olson@rc.gov.org); [jerry.wright@rc.gov.org](mailto:jerry.wright@rc.gov.org); Rapid City Journal News

**Subject:** Formal Proposal to Postpone Decision on Chop House

Good afternoon, Fletcher -

Thank you for our time together today trying to sort out what has gone on with the Chop House Restaurant property. It has a long, detailed, expensive past that has consumed an unbelievable amount of everyone's time. The records we pulled out this morning certainly point to the fact.

I have not had time to formulate a formal letter to you and the Planning Commission that is scheduled to meet next Thursday, the 23rd of April - but will be doing so very soon. I will be asking other residents of the Chapel Valley Community to do the same. They have been through a lot.

I want to formally request that this item of Mike Derby's for formal consideration by the Planning Commission be postponed for a period of at least three weeks. His mailing a letter to those persons within 250 feet of his building is totally and completely insufficient. He basically would notify himself and possibly Canyon Lake. Putting the sign up for one week in what has become a traffic snarled construction sight is also insufficient with such a major decision at hand.

I was told today that the consultant fee alone surrounding this very important topic came to around \$180,000. The commission needs the time to study this thorough at least a portion of these decisions by the past Planning Commission and the City Council

Mike Derby just called me. I have advised him that this request is being made.

Ron Bunnell, President  
Chapel Lane Village Homes  
Assoc., Inc

**From:** Ron Bunnell [<mailto:ronbunnell2013@gmail.com>]

**Sent:** Tuesday, April 14, 2015 9:38 PM

**To:** [erick.braun@rcgov.org](mailto:erick.braun@rcgov.org); Marchand Linda; Rolinger Steve; Popp Dennis; Scull Andy; Swank Jan; [johnbrewer@rcgov.org](mailto:johnbrewer@rcgov.org); Bulman Karen; [k.rippentrop@rc.gov.org](mailto:k.rippentrop@rc.gov.org); Pinkard John

**Cc:** Fisher Vicki; Lacock Fletcher; Rapid City Journal News; Wright Jerry; Jeanette Keck; Bruce Blankley; O'Toole, Michelle

**Subject:** Fwd: Formal Proposal to Postpone Decision on Chop House

Dear Members of the Rapid City Statutory Planning Commission:

No one in our western Rapid City Chapel Valley Communities wants to get in the way of progress or a person's right to make a living from their commercial property. A Restaurant was built. Customers and staff went home at night.

The Rapid City Flood of 1972 was one of the deadliest floods in U.S. History. 238 people lost their lives; 3,057 were injured and 118 were hospitalized in a period of hours on the night of June 9-10, 1972. Many of those houses and lives were around and across the street from where the Chop House now stands.

When efforts were made from 2008 to 2011 (or so) to bed people down there where all of those soles were lost, concerned citizens from throughout Rapid City were mobilized to not put people's lives in jeopardy. You folks need to know that background and there is lots of it!

During those inquiries and meetings when Mr. Derby had visions of building a Resort on the banks of our City owned lake, many meetings were held. I remember the Planning Commission meeting held then. In that meeting, Member Tom Hennies recalled the horror of sending two of his men across the bridge to warn the people. It was the last time he would ever see them alive. The development was voted down.

Then the Rapid City Council voted it down, then Mr. Derby took all of these decisions to court and the judge ruled in favor of Rapid City. Then there was consultants who were find alternative ways out other than the Chapel Lane Bridge. \$180,000 and no alternatives found. Then came the six months of Evauation Planning Meetings as an ad hoc committee brought by Mayor Alan Hanks. I was on that committee - so was Mike Derby - we know each other - and we talk to each other.

There were no good answers to Mike Derby's dilemma other than day time usage - a restaurant, lease it out as offices, etc. There are plenty of alternatives but Mike always ends up wanting to have loads of people sleeping there and putting them in harms way. We have been educating all of our residents since 2011. For example, on May 2nd we are in full cooperation with the RCPD for Wildfire Preparedness Day. It's a pretty big deal and in direct response to all that has gone on before. A massive wildfire of this whole area is a concern where everyone must be evacuated over this bridge next to the Chop House. The area came close to this in the West Berry Hills Fire of the late 80's.

The two rooms Mike presents is actually 22 rooms and easily translates into a hundred or more soles. Once the decision is made to grant this change, the door will certainly be wide open to expansion in a way that I don't even want to contemplate.

For all these reasons as well as what I have indicated in my note to Fletcher Lacock, I ask the Planning Commission to give this a thorough review and thought. It is in not an easy matter. The citizens of Rapid City deserve a fair chance to respond - therefore the extension by at least 3 weeks.

Respectfully submitted,  
Ron Bunnell, President Chapel Lane  
Village Homes Assoc.  
Cell Ph (605)415-8239

From: Shell O. [<mailto:faxmam@rushmore.com>]  
Sent: Wednesday, April 15, 2015 11:17 AM  
To: Ron Bunnell  
Cc: [erick.braun@rcgov.org](mailto:erick.braun@rcgov.org); Marchand Linda; Rolinger Steve; Popp Dennis; Scull Andy; Swank Jan; [johnbrewer@rcgov.org](mailto:johnbrewer@rcgov.org); Bulman Karen; [k.rippentrop@rc.gov.org](mailto:k.rippentrop@rc.gov.org); Pinkard John; Fisher Vicki; Lacock Fletcher; Wright Jerry; Jeanette Keck  
Subject: Chophouse

Dear committee members,

As a resident of Chapel Valley I am compelled, once again, to voice my opinion and request that you do not allow Mr. Derby to add sleeping rooms to the existing Chophouse property at Canyon Lake. The history is extensive regarding what to do for Mr Derby vs 534 homes in Chapel Valley!

The answer is clear.....please do NOT allow Mr Derby to add sleeping rooms to the existing property.

The home owners in Chapel Valley have not been allowed to add "beds" and he should not be allowed to add any south of the ONE bridge in and out.

Home owners have complied with and established Emergency Preparedness personnel, CERT training has been done and is ongoing, fire wise credentials have been obtained, and all rules have been honored that were dictated at the last planning meeting.

It is my understanding that MR Derby would like to start renovation as soon as possible to be ready for the "Rally".

To establish a "Frat House" like setting at the entrance to Chapel Valley would be doing a huge disservice to the home owners living there.

Thank you for your consideration in this most grievous matter.

Please NO,NO,NO to Mr Derby's planned development at the Chophouse site.

Michelle O'Toole  
3661 Serendipity Lane  
cell 605-390-0824

**From:** Ron Bunnell [<mailto:ronbunnell2013@gmail.com>]

**Sent:** Thursday, April 16, 2015 10:11 AM

**To:** Fisher Vicki; Lacock Fletcher; [erick.braun@rcgov.org](mailto:erick.braun@rcgov.org); Marchand Linda; Rolinger Steve; Popp Dennis; Scull Andy; Swank Jan; Pinkard John; Brewer John; Bulman Karen; Rippentrop Kay; Mayor of Rapid City

**Cc:** Bunnell, Donna; Wright Jerry; Chad Lewis

**Subject:** There is a Solution and Firewise Community

There is a solution - but it is not to approve the Chop House request on April 23rd .....

People just don't understand WILDFIRE and CHAPEL VALLEY. It is not a matter of having 50 or 100 people sleeping down by the Chapel Lane Bridge with smoke detectors in their rooms. It's more like the Hot Springs Fire that got away Monday or Tuesday of this week. Imagine happening here or near in Rapid City. THERE IS ONLY ONE WAY WAY IN AND OUT OF HERE!

We in Chapel Lane Village have been working to safe-guard against WILDFIRE all winter long in 2014-2015. Please read what it takes to live here in this piece submitted to the National Fire Protection Association in March of 2015:

"Our Home Owner's Association is small and consists of about 90 homes in western Rapid City, South Dakota. We became a Firewise Community in 2014. Last fall, we put our completed Fire Mitigation Plan out for bid to contractors who specialize in forest thinning and work with Fire Department fire mitigation work.

Our association owns 20 acres of urban forest. Our forest lies entirely on a west facing side hill running north and south. It stretches out nearly one half mile in length and ranges from a few hundred feet wide to several blocks in width. Twenty Eight back yards of homes in our Association interface with this property at the base of the hill in Chapel Valley.

At the top of the hill and totally out of site of homes in our association are many other private residences in one of the most affluent neighborhoods in Rapid City. The costs of our efforts totals \$33,000 with partial reimbursement anticipated from the City and State once all is done and paid for in advance by us.

That brings me to this year's Wildfire Preparedness Day on May 2nd. We will be working on a "Junk the Juniper" program with the Rapid City Fire Department as well as a tree, bush and branch disposal dumpster and a chipper in our neighborhood to chip and remove tree materials which have been cut and moved to the street in front of each residence.

If we are successful with this contest, we would like to have an "open house" of our newly transformed Forest Commons. I would like to advertise it to all of the surrounding homes who likely know nothing about what our little HOA has done to mitigate the likelihood of a fire coming up the hill and right into their neighborhood. By doing this, I believe that we would serve as a great example as to what they should be doing as well.

I would also like to have a portion of the funds directed to our Associations website at [chapellanevillage.com](http://chapellanevillage.com) which has been paid for out of pocket by one our home owners. Our newly formed Firewise Community Board would decide how that would be done.

By the way, our new forest looks great and will look better in the years to come! We are working with the city forester and others to promote deciduous trees there. Our Association receives no funding of any city services other than police protection. None. We are proud to be a Firewise Community.

Thanks for your consideration."

Out of 365 national entries, our community was one of the top national winners. We were a winner because of what we are doing to prevent urban forest wildfires. For part of our winning efforts as a Firewise Community, we received four large banners that will be posted throughout our Chapel Valley Communities leading up to the May 2nd Event. Two of these WILDFIRE PREPAREDNESS Day banners will be immediately across from the Chop House near the bridge on Chapel Lane. Everyone in ALL OF THE CHAPEL VALLEY COMMUNITIES will see them there as they come and go. This is the only way in and out of here and the thousands of people who live here will see them. And they will understand!

The people across the street in the large parking lot will be clueless! It is not their Fault!

The Rapid City Fire Department will be joining us on May 2nd with the "Jump the Junipers" cut down and chipping program. They understand that this is the ONLY WAY IN AND OUT. In the event of a wildfire - even a large fire that is

nearby - the fire department knows that this area will likely have to be evacuated. THAT EVACUATION MAY COME IN THE MIDDLE OF THE NIGHT as did the flood.

With all that has gone on with this over many years since 1972, it is impossible to believe that we are so short sighted as to tell any guests to our community - GO AHEAD - BRING YOUR MONEY AND PUT YOUR FAMILY (AND NOW RE-UNITED EXTENDED FAMILY) TO SLEEP NEXT TO THE CHAPEL LANE BRIDGE.

I will attach a copy of that NFPA entry for anyone wanting it. I am out of town all of next week and not available I hope that the requested extension of time for consideration by the Planning Commission will be granted - not to stall but to re-educate ourselves on the impact this decision has on human lives! The change of the Chop House to overnight lodging request needs to be denied - again.

I have gotten to know Mike Derby. We are not his enemy. The situation he is in with his property is regrettable and untenable. So - if the Planning Commission feels strongly that individual rights of Mike Derby are being infringed upon - then the City needs to make him an offer and buy the property. It will go well with our City Park and our City Lake where he is marketing to bring people in to sleep - next to the City Bridge - the bottleneck to all ingress and egress. Seriously, please think about it - or maybe, just maybe, this is what this latest effort has all been about in the first place!

With my best regards,  
Ron Bunnell, Chapel Lane Village Homes  
Association, Inc.  
Ph. [605-415-8239](tel:605-415-8239)

From: **Linda sandvik** <[lindasandvik53@gmail.com](mailto:lindasandvik53@gmail.com)>

Date: Wed, Apr 15, 2015 at 10:32 PM

Subject: Update on CV Emergency Team activities for Vicki Fisher and Rapid City Community Planning and Development Department

To: Barb Doshier <[doshibar@gmail.com](mailto:doshibar@gmail.com)>, Cody Vining <[cody.vining@respec.com](mailto:cody.vining@respec.com)>, Dan Rostad <[djrostad@live.com](mailto:djrostad@live.com)>, Denny <[dennishengen@gmail.com](mailto:dennishengen@gmail.com)>, Holly Nold <[noldpete@yahoo.com](mailto:noldpete@yahoo.com)>, Linda Sandvik <[lindasandvik53@gmail.com](mailto:lindasandvik53@gmail.com)>, [tferdinand@rushmore.com](mailto:tferdinand@rushmore.com), Travis Jones <[tbjones09@gmail.com](mailto:tbjones09@gmail.com)>, Brian Munsell <[brianmunsell@gmail.com](mailto:brianmunsell@gmail.com)>, Bruce Blankley <[army1sg@gmail.com](mailto:army1sg@gmail.com)>, Bruce Staufer <[malhombre01@hotmail.com](mailto:malhombre01@hotmail.com)>, christine Jones <[christinej111@yahoo.com](mailto:christinej111@yahoo.com)>, [colleen.kerk@gmail.com](mailto:colleen.kerk@gmail.com), Jason Hawkins <[jasonamy97@yahoo.com](mailto:jasonamy97@yahoo.com)>, Jean Clare Hamblin <[jc.hamblin@yahoo.com](mailto:jc.hamblin@yahoo.com)>, Jerry stordahl <[jkstor@midco.net](mailto:jkstor@midco.net)>, Julie Mousel <[juliemousel@gmail.com](mailto:juliemousel@gmail.com)>, Kathy Hanley <[jklm3hanley7@gmail.com](mailto:jklm3hanley7@gmail.com)>, [readtome49@hotmail.com](mailto:readtome49@hotmail.com), "Kenney, Terry" <[rctk@yahoo.com](mailto:rctk@yahoo.com)>, Lee Conner <[lcnr@rap.midco.net](mailto:lcnr@rap.midco.net)>, [mcintire14@me.com](mailto:mcintire14@me.com), [PLBRAUN@rushmore.com](mailto:PLBRAUN@rushmore.com), Randy Erickson <[rlerickson@rushmore.com](mailto:rlerickson@rushmore.com)>, Ron Bunnell <[ronbunnell2013@gmail.com](mailto:ronbunnell2013@gmail.com)>, Ruth Stabile <[tngrits909@yahoo.com](mailto:tngrits909@yahoo.com)>, Ryan Madsen <[rockenryrt@yahoo.com](mailto:rockenryrt@yahoo.com)>, Sherry Nelson <[campnelson@lakeparkcampground.com](mailto:campnelson@lakeparkcampground.com)>, Sherry Nelson <[sherrynelson28@gmail.com](mailto:sherrynelson28@gmail.com)>, Ziggy Hladysz <[Zbigniew.hladysz@sdsmt.edu](mailto:Zbigniew.hladysz@sdsmt.edu)>, Betty Blaszkowski <[bettyboopers@gmail.com](mailto:bettyboopers@gmail.com)>, Bruno Blaszkowski <[brunoblaszkowski@rushmore.com](mailto:brunoblaszkowski@rushmore.com)>, Michelle OToole <[ellyshaysd9876@gmail.com](mailto:ellyshaysd9876@gmail.com)>, Nina McBride <[ninac1123@gmail.com](mailto:ninac1123@gmail.com)>, Sally Adams <[sally@midco.net](mailto:sally@midco.net)>  
Cc: Behlings Tim <[Tim.Behlings@rcgov.org](mailto:Tim.Behlings@rcgov.org)>, [tim.weaver@rcgov.org](mailto:tim.weaver@rcgov.org), White Alexa <[alexaw@pennco.org](mailto:alexaw@pennco.org)>, [monicaheller@rcgov.org](mailto:monicaheller@rcgov.org), [wwiihist@aol.com](mailto:wwiihist@aol.com), [dan.rud@rcgov.org](mailto:dan.rud@rcgov.org),



["chapelmncomm.com"](http://chapelmncomm.com) <[mike.derby@coldwellbanker.com](mailto:mike.derby@coldwellbanker.com)>, [jcwellman@aol.com](mailto:jcwellman@aol.com),  
[jerry.wright@rcgov.org](mailto:jerry.wright@rcgov.org), [chad.lewis@rcgov.org](mailto:chad.lewis@rcgov.org)

Dear Vicki,

It's come to our attention that you were not aware of the activities of the Chapel Valley Emergency Team. It's hard to believe it's been 5 years since we started after that excellent set of meetings to learn about emergency management with Mayor Hanks' task force. We have not been in communication regularly with you but we have maintained an active team in the valley.

We have now have 18 captains and many are CERT ( Community Emergency Response Team) trained. Several residents have not agreed to be captains but are CERT trained. The total of CERT trained persons is 12, for a total of about 24 people with commitment to help in emergencies. We do need 4 more captains to cover every home, but we feel we have a great team.

Our homeowners associations have been working together and as of this year both Chapel Valley and Chapel Lane have received FIRE WISE community designations. We meet in the Spring to plan a summer educational event. Captains usually hand carry a flyer to their neighbors regarding the educational programs. When the need arises, we have an email contact group that we can quickly communicate, as well as a calling list.

Programs have included:

- 2011 Developing a family Emergency Plan
- 2012 BE Red Cross Ready; making a kit
- 2013 CERT training Information
- 2014 Fire Safety and Extinguisher Use
- 2015 Be FIREWISE: reducing Fire Risk planned for June 18

We have recently coordinated with the DOT, PCEM, police department regarding management of high volume traffic for prom participants through our construction on Jackson Blvd coming up on April 18.

The Chapel Lane Homeowners association, under the leadership of their President, Ron Bunnell, has set up a FireWise Day with Tim Weaver from RCFD, which the Chapel Valley community is also participating on May 2.

We are a proactive team and seek to maintain the safety of our community

We hope this serves as a progress report on our activities. Our public meetings have been well attended with between 30-50 people present.

Sincerely, the co- coordinators of CV Emergency Team  
Linda Sandvik [605-431-3854](tel:605-431-3854) [lindasandvik53@gmail.com](mailto:lindasandvik53@gmail.com)  
Jeannette Keck [605-390-3068](tel:605-390-3068) [readtome49@hotmail.com](mailto:readtome49@hotmail.com)



Please join us for a

## **Neighborhood Ice Cream Social**

In our continuing cause of perfecting our beautiful valley, our Emergency Management Team is hosting our next get-together.

Join with the residents of Chapel Lane,

Chapel Valley, Highplace, Red Rock Canyon, Idlewild Court and all the people who live on this side of the Chapel Lane bridge

*Have a root beer float*  
Chat with your Neighborhood Captain  
*Visit with old friends and meet new ones*

**Learn about an interesting CERT Training that Pennington County  
Emergency Management is offering free to our residents**

Tuesday, July 23, 6:30 PM  
at Canyon Lake Chimney Shelter  
at the corner of Chapel Lane and Jackson Blvd  
**Celebrate the best neighborhood**

Please join us for a

## **Neighborhood Ice Cream Social**

Chapel Valley Emergency Management Team is hosting our next get-together.

Join with the residents of Chapel Lane,  
Chapel Valley, Highplace, Red Rock Canyon, Idlewild Court and all the  
people who live on this side of the Chapel Lane bridge

*Have a root beer float*  
Chat with your Neighborhood Captain  
*Visit with old friends and meet new ones*

**Topic: Fire Prevention in our Community and Fire Extinguisher  
Demonstrations**

**Info about CERT training**

Tuesday, July 8, 6:30 PM  
at Canyon Lake Chimney Shelter  
at the corner of Chapel Lane and Jackson Blvd

\*\*\* NOTE date change from CVHA newsletter

Celebrate the best neighborhood  
in Rapid City! And BE PREPARED!!

Chapel Valley Community  
November 10, 2011  
at 7:00 PM

Program: Lt. Tim Weaver, RC Fire Dept.

Topic: Fire Prevention in Chapel Valley

Where: Canyon Lake U. Methodist Church  
(Across from Canyon Lake School)

Public meeting for Chapel Valley Community  
Neighbors and Emergency agencies  
Education to reduce risks of fire  
Help families develop emergency plans

Implementation Board members:

Lee Conner  
Deanne Eidem  
Kay Lindgren  
Andy Thimgan

Keld Ditlev  
Terry Kenney  
Roberta Schuelke

Our City Council Members will be at this meeting:

Dave Davis and Jerry Wright

Come learn, ask questions, meet your neighbors, and show our commitment to  
preserving the quality of our neighborhood!

*Refreshments provided by Davis Nick Insurance*

Questions? Jeanette Keck 341-2443

Keeping our neighborhood safe!

I am a citizen of Rapid City who lives in the Chapel Valley area. I am writing to voice my opposition to a  
planned development at the Chophouse.

Our beautiful neighborhood is very unique for many reasons. Besides the wonderful people and parks in our area, we are also unique because we have families who live in 534 homes and these thousands of residents all use one bridge to come and go from our homes. Several times in the past our Homeowners Associations have wanted to develop unused lots by building homes. But we were blocked from doing this by the 40 unit rule. There are simply too many people now using the one exit, so we have been told by Rapid City that no more building may occur in our valley.

We have worked hard to abide by all the rules. As the Chairperson of the Mayor's Chapel Valley Emergency plan, I met for many months of other Chapel Valley residents and many city officials to devise a plan for Chapel Valley in case of an emergency. We are very proud of our final document, and in the past five years since its completion, Chapel Valley residents have worked as a team to improve our neighborhood. We have held annual meetings to discuss safety issues, we have thinned wooded areas and attained the rating of a Fire Wise Community. We have a hierarchy of neighbors designated as Captains who distribute and gather safety information. Many residents have completed the CERT training (Community Emergency Response Team). This program is administered by the Pennington County Emergency Services.

Because we have worked hard to abide by the rules of our city, we expect other citizens to also abide by these rules. Mr. Derby is attempting to add sleeping rooms to the entrance to our valley, its most busy spot. For safety reasons, this is the wrong place to add more congestion. Mr. Derby is attempting to use a very highly used city park for his personal business. When the Chophouse was a small restaurant it was fine for that location. But additional businesses should not be added to that location.

Mr. Derby has stated that if this hotel is built, there would be an alarm system in each room to warn hotel guests in case of an emergency. The issue here is not whether the hotel guests can evacuate with their luggage. The issue is whether or not the residents of the 534 homes can evacuate with their families!

Please vote NO on any further development by Mr. Derby. I will be out of town and unable to attend the April 23 meeting. But I will be very anxious to hear the results from the other neighborhood residents who will be in attendance. Thank you for your consideration of our health and safety.

Jeanette Keck  
4815 Telemark Court  
605-390-3068