

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

From: [Dave Jordahl](#)

To: councilgroup@rcgov.org

Sent: Thursday, January 27, 2005 3:44 PM

Subject: Hwy 16 development

Council Members: I have followed the various newspaper accounts of the meetings regarding the Hwy 16 South development, particularly regarding the Super Wal Mart and the plan for 300 homes on 120 acres. I have also seen the reports "that it only seems like 6 or 8 families are concerned". I believe there are a lot more concerned who don't take the time to voice their thoughts. We moved back to the area 3 years ago and live south of there in Pennington Co. I drive Neck Yoke to 16 daily to work and am very concerned by the amount of traffic that would be added. I have already seen traffic increase from the new homes off Neck Yoke and especially Coyote Flats. Just last week, signs went up there for 18 more homes on 180 acres thru Hart Ranch Development. These will also flow daily onto 16. During the 10 years we were gone, we vacationed here almost every summer. We were dismayed by the number of houses in rural areas being built on 2- 5 acre pieces and the impact that has on land that is relatively fragile compared to urban sites closer to Rapid. I think that 300 houses on Hwy 16 would not only cause traffic problems but erosion and safety issues for kids and dogs, being located next to a major tourist route [and it seems like very few people observe the speed limits there]. I'd rather see you approve that type of development along the new 5 th street corridor contiguous to current housing. If you do go forward with Hwy 16, please consider a more reasonable density eg one home per 10 or even 5 acres. And, finally, I don't think it's a hardship to drive thru town to get to Wal Mart, Target, or K Mart. Please don't approve major commercial development along that section. Don't let it become an eyesore like so many communities where fast food and every type of business pop up once the development starts. We were in Bozeman last year for the first time in 8 years and were really discouraged that such a beautiful community could let it's development run wild . The Hwy 16 drive is beautiful and gives new tourists their first look at the panorama of the Hills. They don't come here to see Wal Mart and houses. Let's keep commercial development contained in appropriate areas. I like the idea of more development East of the mall and the I 90/ Lacrosse exit.

Thanks for your consideration.

Dave Jordahl, 13810 Ember Rd, 57702

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

From: Peg Beyers [mailto:teepee@sd.value.net]

Sent: Monday, February 21, 2005 6:30 PM

To: Bob Hurlbut; Ron Kroeger; Bill Waugh; Tom Murphy; Jean French; Mayor Jim Shaw; Malcom Chapman; Ray Hadley; Karen Gundersen Olson; Sam Kooiker; Tom Johnson

Subject: Highway 16

To Mayor Shaw and Rapid City Council members:

We are Bob & Peg Beyers and we own TeePee Campground on Highway 16 just across the highway from where the new WalMart wants to locate. We have listened for years with interest from the DOT on taking out our highway approach to our business and now to homeowners who live nearby about the new projects proposed.

One of the most interesting but extremely naive comments that was made was that interested people want the Highway 16 corridor to be mostly Office Commercial and also remain tourist businesses. Our business is 5 miles south of Fairmont Blvd. To say that there should be Office Commercial for 5 miles outside of Rapid City is ridiculous. There will be lots of Office Commercial by the new Catron/5th Street intersection. Just how much Office Commercial does this area need?

The statement that we should keep tourism businesses on Highway 16 is extremely naive. Most of us in the tourist industry are open 4-5 months of the year. Our property taxes are going up and up and up. We are being priced out of business. In 5-10 years, the only tourism business that will survive on Highway 16 will be Reptile Gardens. The rest of us simply cannot afford running a seasonal business and paying the increased tax assessment every year.

Another statement that was made was that "they" want to keep the beautiful approach into Rapid City and feel that a business like WalMart would harm the scenery. Have you ever driven through Mitchell on Interstate 90? Cabelas and WalMart and the other stores on that road are very well presented with neat and pleasant surroundings. It could be the same here.

We are not fans of WalMart. In the summer, they have more campers on their lot than we have in our campground. We are simply facing a harsh truth. WalMart will bring development to our area, and hopefully we can sell the campground to developers for a fair price. We had hoped to make this our retirement income, but we know that our tax assessment will continue to rise, especially after we are annexed by the city. We will not be able to make a profit running our business as a seasonal campground. Land along this road needs to be in a year-round business.

Did you drive to the mall in December? Two weeks before Christmas, it was stop and go traffic along Haines Avenue in the evening. Our area needs another shopping center. The people who live the SouthWest area of our town deserve to have a shopping area close by. WalMart will bring other stores and businesses to this area. No, WalMart is not kind to area businesses, but that is the circle of life. Businesses adapt. If you grew up in a small town like I did, you know that things change, and you must accept this change.

Yes, develop this area in a responsible way while maintaining the beauty of it, and be sure of the impact the sewer and water will have, but do not stop development that will benefit all of us.

Bob & Peg Beyers

TeePee Campground

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

From: <cw@rap.midco.net>

To: <councilgroup@rcgov.org>

Sent: Thursday, February 24, 2005 3:28 PM

Subject: Highway 16 Land Use Plan

> Dear council members. Thank you for serving our area. I wish to
> comment
> again concerning the growth in Highway 16. I yearn for a shopping
> center
> on
> S 16, and a SuperWalmart would be great. Please consider a way to
> make
> this
> possible. Small expensive shops are cute and necessary, but we
> desperately
> need a shopping center out here for proper growth of the city and
> region. Thank you
>
>
> Chuck Wendt
>

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

From: "kerry papendick" <kerry@rap.midco.net>

To: <councilgroup@rcgov.org>

Sent: Friday, February 25, 2005 7:23 AM

Subject: Hwy 16 Land Use Plan

> 2/24/05

>

> City Council of Rapid City

> Aldermen Wards 1-5

> 300 6th Street

> Rapid City, SD 57701

>

> Ladies and Gentlemen;

>

> I commend the Council on the time and consideration that has been

> given

> to the issues regarding the amendments to the Hwy 16 Land use Plan.

I

> was encouraged by the discussion and decisions made at the January
24th

> Special Work Session. I hope you continue to be cautious and
continue

> to keep the long term planning in mind. Your decisions will affect

> generations of Rapid City citizens and visiting tourists. These

> decisions, if made wisely, will continue to help Rapid City develop

> beautifully and respectful of the Black Hills.

>

> I would like to offer my opinion on the proposed changes of Hwy 16

> Land

> Use Plan.

>

> 1. Infrastructure changes: Sewage - There is no current study that

> has considered the type of residential developments and commercial

> developments proposed for this area. Currently, there are problems

> with residential sewers and sewer systems in this area. Please talk

> with the residents in Countryside and the residents in the Terracita

> area before approving any other systems for other large developments.

> Too much sewage in too little space! Will the City again need to
come

> up with a "solution" when the developers don't have enough foresight
or

> money to deal with a responsible sewer plan?

> Traffic - Again, where is the study that supports these changes and

> when was the study implemented? How can a permanent decision be made

> without the proper information and facts presented? The DOT has been

> wrong before and should take the time to do a study of the type of

> traffic these developments, residential and commercial, generate.

Who

> will be held accountable financially when their mistakes need to be

> fixed?

> Solutions: If a consultant needs to be hired to complete a study,

> please hire one.

>

> : Keep the residential zoning to Park Forest or at

> least 2 du/acre.

>

> 2. Commercial Zoning: I applaud the discussion on the use of
> Neighborhood/Office Commercial Zoning for any area not currently
zoned
> General Commercial. This will allow growth but preserve the beauty
of
> the area by allowing more greenways and views of the Black Hills and
> Badlands. These types of businesses would not bring large volumes of
> traffic 24/7 or the neon light effects. Also, we all know that if
> General Commercial is allowed, and large retail businesses are built,
> that it is all that is created because of the development that will
be
> the demise of the area.
>
> If "big box" retail stores are allowed on the Corridor it will also
> have a deadly effect on our downtown district - which I feel Rapid
> City has become very proud of! The downtown area has a warm,
> welcoming feel to it and this could be continued throughout the Hwy
16
> Corridor with proper zoning.
>
> Please vote for Neighborhood/Office Commercial Zoning along the Hwy
16
> Corridor.
>
>
>
> Respectfully Submitted,
>
> Kerry Papendick
> cell: 605-390-7585
>

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

From: [Mollie O. Krafka](#)

To: CouncilGroup@rcgov.org

Sent: Friday, February 25, 2005 10:52 AM

Subject: Proposed Highway 16 corridor development

To whomever it may concern,

I will not be able to attend the council meeting Feb. 28. You will not have to hear one more argument about the Highway 16 corridor, so please take the time to read this and consider my comments.

- 1) The Hard Ranch land adjacent to where we live is now zoned at a density of 1 house/3.8 acres. Pennington County and the Hart Ranch agreed to that in 1983, after neighbors and I objected to 1 house/1acre. With that zoning in mind, decisions were made and houses were built, etc., and now there are seven neighbors around their property.

We now find out that what we understood was an agreement between Hart Ranch, Pennington County, and the citizens can be negated by the simple act of annexation. This does not instill confidence in local government.

- 2) A great deal of time, effort, and money have been spent on the Highway 16 corridor, but no actual study has been done. After over 6 months of wrangling, we find out that current sewer and water capacity may or may not accommodate Hyland Park development as planned. If our group had not objected, houses would already have been built.

We are not against development—if proposed development density is 1 house/3-4 acres as currently zoned. We would not object in that case.

We also will not object if a true study looks at:

- 1) Rapid City's needs
- 2) The city's ability to provide services
- 3) Future parks, schools, traffic, etc.

We would ask that the study:

- 1) Not use the pending development as a determining factor
- 2) Be performed by an independent consultant

We feel so strongly about this, that we would help pay for such a study.
Thank you for your time and consideration in this very important matter.

Sincerely,
Tom and Mollie O. Krafka

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

From: [Nate](#)

To: councilgroup@rcgov.org

Sent: Monday, February 28, 2005 12:02 AM

Subject: HWY 16 Wal-Mart

Mr. Mayor and Council members,

Please do not impede progress on the Wal-Mart issue proposed for HWY 16. Not only would this create jobs and money for our city, it would be an extremely wonderful convenience for citizens who live on the south and west side of the city. Currently, everyone has to travel to the north side of town for shopping and dining since this is where the majority of our amenities are located. This causes congested traffic and extremely crowded businesses. I can remember trying to do my Christmas shopping this past year. Traffic was backed up on N. Haines from Disk Dr. all the way south to Van Buren. This is ridiculous. The south side of town is prime for expansion. Also, the proposed site is perfect for targeting tourists on their way out of town.

I understand there are concerns that a second Wal-Mart would take business away from downtown stores. I don't believe this is necessarily true. The downtown shops are mostly specialty stores. I would not go to Wal-Mart for running shoes, I would go to The Runner's Shop. If I needed gun related equipment, I would go to First Stop Gun. Even if there were a few conflicts, competition would benefit the consumer. I am not wanting anyone to go out of business. I know some of the best places in town are small and little known. However this city has so much potential.

Sadly, proposals to enhance our city have been denied in the past. It seems some on the council are anti-growth. We can offer so much more. Think back to the time of the Rapid City Thrillers. We may never have a chance to take our kids or grandkids to a basketball game like that if the city continues to impede growth. Franchises only work if they make money. We lost the Thrillers to a better market in Florida. Right now we have the Red Dogs, but how can we ensure they stay and become a successful franchise? By encouraging growth. We could easily bring in more professional sports (on a minor league scale), if we realize growth is inevitable as well as positive. This can start by allowing Wal-Mart to build a second store.

Thank you for your time. Mayor Shaw, thank you for your hard work and dedication to our city.

Sincerely,
Nate Hower

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

From: [kevin lyons](#)

To: councilgroup@rcgov.org

Sent: Monday, February 28, 2005 4:04 AM

Subject: Hwy 16 corridor

I support Mr. Halburt in his proposal to zone the area Wal Mart wants to develop along Hwy 16 as neighborhood commercial instead of general commercial as reported in the RC Journal. I believe having a Wal Mart there would take away from the scenic quality of the area, and add more traffic and congestion. I also believe that like the article states, Wal Mart probably has a plan B and plan C for that matter.

Sincerely,

Kevin Lyons
320 E. Philadelphia St.

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

From: Mike Gould [mailto:mike@mlgould.com]

Sent: Monday, February 28, 2005 11:40 AM

To: councilgroup@rcgov.org

Cc: Vicki Fisher; Marcia Elkins; Mayor Jim Shaw

Subject: Highway 16 Land Use Plan

Dear City Aldermen,

I want to comment on the South Highway 16 Land Use plan as I will be unable to attend the public meeting at 5:15 this evening.

As you consider the future of this beautiful, scenic route to the Black Hills please preserve the view. Tourist have been coming here for over 100 years. They come from all over the country to see something they can't find at home, something that we locals may take for granted from time to time and need reminding of, something that is incredibly unique and inspiring, something sacred. They come to see the beautiful Black Hills.

Today as one drives up the hill south of Rapid City you are presented with phenomenal vistas. On your left you have the panorama of the prairie to the east, the Badlands, Thompson's Butte and the sweeping range of the Black hills in front of you and to your right. As soon as you hit the high meadow you can see for miles in all directions. You are transported to a perspective of fantastic natural beauty with sightlines that are just magnificent. I remember the first time when I was a tourist to this place over 30 years ago. We drove south of town on Highway 16 enroute to Mount Rushmore. I was enchanted with this area. I moved here as soon as I was able.

I would like to see Highway 16 designated as a Scenic By-Way. We need to be very careful in our vision for this area and keep it unspoiled for future generations to enjoy. Certainly development will occur but lets go at it the smart way. This is not the place to locate "land devouring, windowless hulks of dead architecture" as the box stores have been called. Lets have a long range plan that incorporates green belts, one story construction, noise reduction, proper lighting that doesn't pollute the night sky, restrictions on more antennas and power lines. Let us try to leave this scenic drive as much the way we first saw it as is reasonably possible.

Thank you for your service to this community and your consideration of my opinion.

All the best,

Mike

Michael L. Gould
1850 Skyline Ranch Road
Rapid City, SD 57701
Tel: 605 341 1221
Cell: 605 390 8888
email: mike@mlgould.com
Fax: 605 341 2048

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

From: [George Twitero](#)

To: councilgroup@rcgov.org

Sent: Saturday, February 26, 2005 10:36 AM

Subject: Highway 16 Land Use Plan

We have only been able to attend a couple of the meetings held on this topic, but that does not mean that we are not interested in the outcome of the planning. We would like to support the concept of careful growth and development of the Highway 16 corridor. We have two concerns to highlight.

Of particular interest to us is to request that the zoning of the property immediately adjacent to the highway be that of Neighborhood/Office Commercial. General Commercial leaves too much option for the kind of development that the corridor doesn't deserve in either looks or the load of truck traffic. Having a high volume access to General Commercial property right at the top of the hill from the Reptile Gardens is asking for accidents. Let's take the concept of Gateway to the Hills seriously.

We would especially encourage incremental development of the infrastructure with LOTS of planning. We like the concentric circle concept of growth with each widening area being closely attached to the previous area to allow for measured development of especially water and sewer. We were personally hit with a lack of this kind of planning when we went to bring city water onto our property and would like to see it done better for other land owners.

Thank you for your consideration.

George and Shari West Twitero
4480 S. Hwy 16
Rapid City, SD 57701-9231