



Engineering Solutions

216 S. Duluth Avenue, Box 734 • Sioux Falls, SD 57104 • Phone: (605) 332-7211 • Fax: (605) 332-7222

December 6, 2004

Casey Peterson
8588 Dreamscape Road
Rapid City, SD 57702

Re: South Highway 16 Land Use Plan / Hyland Park

Dear Casey:

We have had the opportunity to review the information relative to the above proposed development and area plan and wish to note some of our observations and thoughts.

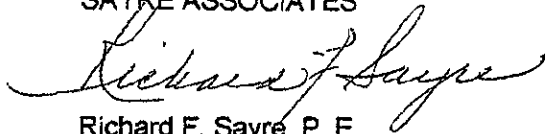
- Has a comprehensive plan for this proposed development and the surrounding growth area been completed and approved? What studies and surveys are included in the creation of the comprehensive plan? This plan needs to identify, but not limited to, land use, potential school needs, parks, water, sanitary sewer, drainage, and streets. The proposed Hyland Park plus the surrounding area future needs should be included in a comprehensive plan. Development without this plan can stifle proper land use and proper infrastructure design. With an approved comprehensive plan on file, it is imperative that growth conforms to that plan.
- In addition to the comprehensive plan, a traffic impact study of the area including Sammis Trail and Spring Creek Road needs to be conducted. This study should address the effect of limited access to US Highway 16 and the improvements to SD Highway 79 as they relate to Sammis Trail and Spring Creek Road. The immediate proposed developments, both commercial and residential, adjacent to these roads will create additional traffic impact considerations.
- It is imperative that these studies in a comprehensive plan be conducted prior to any development to be assured that adequate water, sanitary sewer, drainage and transportation facilities are considered. As growth occurs, the infrastructure needs to follow the directions of the study. "Leap frogging" these utilities to outlying, unstudied areas should not be permitted.
- The density of the development requires careful consideration. Is it compatible with adjacent residential use? Does it meet the wants and needs of potential home buyers? The residential use density sets the standard for future developable properties. The existing home sites have set a precedence and future development should establish an orderly, graduated density growth pattern, whether it is a higher or lower density.

Engineers • Surveyors

Our firm welcomes the opportunity to assist you and your neighbors in the review of existing plans and studies. Hopefully, our 35 years of engineering and design of residential, commercial, and industrial projects can provide development insight.

Adequate planning time needs to be taken to ensure a good project.

Sincerely,
SAYRE ASSOCIATES

A handwritten signature in cursive script that reads "Richard F. Sayre". The signature is written in dark ink and is positioned above the printed name.

Richard F. Sayre, P. E.

Horton Patsy

From: Shaw Jim
Sent: Friday, December 10, 2004 3:50 PM
To: Council Group; Growth Management Group
Cc: 'Snyder's'
Subject: FW: land development

To: Council members and Growth Management Dept.:

I am distributing this e-mail to the Council and Growth Management as per Mr. Snyder's request.

Mr Snyder, I intend to drive out and take a closer look at the area in question. Thank you for your perspective and suggestions.

Jim Shaw

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

From: Snyder's [mailto:donsny@rap.midco.net]
 Sent: Friday, December 10, 2004 10:55 AM
 To: mayor@rcgov.org
 Subject: land development

12/10/04

Mayor's Office

Mayor Shaw:

This letter is in response to a proposed land development area under consideration. This is the "US Highway 16 Neighborhood Area". The area of concern is south and east of Catron Blvd. As of today (12/10/2004) there is 160 acre site that is being considered as "PRD 6.7 du/ac". Referencing map date November 2004. This gully area (with springs) does not lend itself to such a high density of homes per acre. If your busy schedule should allow time to personally examine this area before Mondays (12-13-2004) meeting I believe you would see that this development area and the city of Rapid City would be better served with 1 to 1.5 homes per acre.

Please distribute this letter to the City Council members and the Growth Management Department before Monday's (December 13, 2004) council meeting. Thank you for your time and efforts.

Respectfully yours,

Donald Snyder

Donald Snyder
 1111 Regency Court
 Rapid City, SD 57702
 605.343.3245

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

From: Mark and Jamie Lyons

To: councilgroup@rcgov.org

Cc: mjlyons@rap.midco.net

Sent: Saturday, December 11, 2004 10:44 AM

Subject: 160 Acres From Catron Blvd South

Mayor and Council Members,

We would like to express our concern about the future land use plan related to the 160 acres located south of Catron Blvd and east of the South Hill and Edinborough Developments. There will be a proposal before the City Council during the December 13th meeting to allow 4.8 dwelling units per acre on this land. When this is compared to the dwelling units per acre allowed in surrounding housing developments it is clear that the proposed 4.8 dwelling units for this area is too dense. The following shows the dwelling units per acre allowed in surrounding developments:

Edinborough	1.54
South Hill	1.54
Enchanted Hills	.55
East Ridge Estates	1.55

Based on dwelling units per acre of surrounding developments We would expect the 160 acres located south of Catron Blvd to be closer to 1.5 dwelling units per acre versus the currently proposed 4.8 dwelling units per acre.

Thank you for your consideration in this matter. If you would like to discuss this matter with us in person please feel free to contact us at 342-1063.

Mark & Jamie Lyons

12/12/2004



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December 13, 2004

Casey Peterson
8588 Dreamscape Road
Rapid City, SD 57702

Re: South Highway 16 Land Use Plan / Hyland Park

Dear Casey:

This letter is to confirm with you that we have been retained for services related to the study and review of development plans for land development adjacent to your property. We are in receipt of sanitary sewer plans from the City of Rapid City and will be requesting more information as appropriate during the course of the study and review.

Thank you for the opportunity to assist you and your neighbors with this project. Please call me if you have any questions at this time.

Sincerely,
SAYRE ASSOCIATES

A handwritten signature in black ink, appearing to read "Monty L. Miller", is written over the typed name.

Monty L. Miller, P.E.