

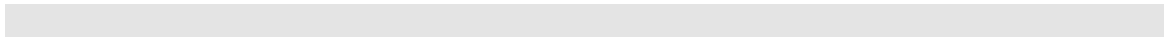
From: [Mary Casey](#)
To: CouncilGroup@rcgov.org
Sent: Thursday, April 28, 2005 8:53 AM
Subject: Hwy 16

City Council Members,

I want to congratulate you on a job well done with the Hwy. 16 development matter you have been working on. I'm impressed how you took your time, investigating all aspects of the problem and giving everyone plenty of time to express their concerns. You listened to all sides before you came to a decision which I feel is benefiting all parties. It is unrealistic to try and stop the development along this corridor and the path you are on shows that you understand the importance of doing it right. The articles in today's(4/27) paper show this. I think the idea of a scenic overlay district is fantastic. It would guide the development and preserve the vistas that we have been Blessed with. It is very apparent you realize the importance of this.

I applaud all your hard work and Thank-you, not only for listening to the citizens of Rapid City, for but hearing what we had to say!

Mary Casey
2050 Fox RD
Rapid City, SD
57701



From: [Jerry & Lois Ulberg](#)
To: councilgroup@rcgov.org
Sent: Thursday, April 28, 2005 9:03 AM
Subject: Land use vote

To those of you that voted to amend the land use plan and effectively keep Wal-Mart from building on Highway 16:

As senior citizens that live in southwest Rapid City, your vote has

- 1) required that we continue to drive at least 10 miles further than necessary to purchase food, clothes, etc at reasonable prices;
- 2) forced those of us who are not adept at driving on ice and snow in the wintertime to be at risk for a longer period than necessary;
- 3) allowed the continuence of an overcrowded parking lot at the existing Wal-Mart causing long walks in one of the most wind-swept areas of Rapid City, which is a hazard on normal as well as rain/snow blown days.

You may succeed in keeping another Wal-Mart out of our area of town, but we have long memories, assuming we don't have alzheimers, and will remember who our friends are, and who aren't, at the next election.

Sincerely,

Jerry & Lois Ulberg

From: [Jennifer Jordan](mailto:jordanj@rcgov.org)
To: councilgroup@rcgov.org
Sent: Thursday, April 28, 2005 10:08 AM
Subject: Wal-Mart

Mr. Mayor and council members,

Those of you who voted to change the zoning of the area that Wal-Mart would have built on should be ashamed of yourselves. I believe that this decision was made in order to further plans that would benefit individuals instead of the community. Have you ever tried to park at the existing Wal-Mart store on the weekend, or on paydays? Do you have any idea how much traffic congestion would be eased if the existing Wal-Mart were not the only one for miles around? My retired parents live south of the area that would have been a new Wal-Mart, and the convenience that store would have offered them is tremendous. The savings in fuel costs alone in not having to make a 25 mile round trip to town and back just to pick up a jug of milk is substantial. With the way Rapid City is growing, in all directions, it is not feasible to block these new businesses who are going to want to build on the Highway 16 corridor. I think that the plan brought forth by Wal-Mart was very attractive and would have detracted minimally from the landscape of the area, certainly less than some of the other tourist attractions along the highway. I sure will be interested to see what eventually happens to that land, and you all can bet that once something does happen with it, those plans will be under intense scrutiny to determine who receives the benefit.

Thank you for your time,
Jennifer Jordan
3612 W. St. Patrick St.
Apt. 1
Rapid City, SD 57702
(605) 716-1841

From: [Ted Wolk](#)

To: councilgroup@rcgov.org

Cc: [Ted wolk](#)

Sent: Tuesday, April 26, 2005 9:41 AM

Subject: HGWY 16 LAND USAGE

YOUR DECISION ON LAND USAGE AND THE NEW WAL-MART.

OKAY CITY COUNCIL, SOME OF YOU ARE AGAIN DEALING WITH EMOTION RATHER THAN BUSINESS FUNDAMENTALS, AS RELATED THIS LAND USAGE ON HGWY 16 AND THE POSSIBLE NEW WAL-MART. I HOPE YOU PLEASE CONSIDER SOME OF THE INFORMATION BELOW. SIT BACK AND TAKE A DEEP BREATH. YOU ARE BEING OVERWHELMED. PLEASE DON'T MAKE A WRONG DECISION. GET A YELLOW PAD AND PENCIL AND START WRITING DOWN THE PROS AND CONS. THEN SCRATCH OFF THE IRRELEVANT ISSUES WHEN YOU ARE READY TO VOTE, AND SEE IF THE PROS OUT DO THE CONS OR VISA VERSA.

I CAN NOT BELIEVE THAT A FEW PEOPLE NUMBERING 50 TO 100, ARE GOING TO SWAY THE CITY COUNCIL TO MAKE A MAJOR DECISION THAT WILL IMPACT THE LIVES OF **THOUSANDS AND THOUSANDS** OF FAMILIES IN THE SURROUNDING 50 MILE AREA AND THE **FUTURE FAMILIES** OF RAPID CITY.

PEOPLE ARE COMING UP WITH SOME BASELESS REASONS ON THIS ISSUE THAT ARE BEYOND COMPREHENSION. TOO MUCH TRAFFIC, EYE SORE, ETC. **GET REAL.**

WHERE WERE YOU WHEN YOU GAVE THE OKAY FOR THIS NEW HARLEY DAVIDSON PLACE THAT WAS BEING BUILT ON I-90. THE CONGESTION THERE IS NOW A BIGGER PROBLEM THAN EVER BEFORE, BUT IT IS OKAY TO DIG UP I-90 AND PUT A NEW ENTRANCE IN FOR THEM, BUT NOT BE ABLE TO DO SOMETHING LIKE THAT, IF NEED BE, FOR BUSINESS OPPORTUNITIES ON HGWY 16.... **NICE DOUBLE STANDARD.**

DID THE FREE ENTERPRISE SYSTEM COLLAPSE? ISN'T THIS WHAT WAL-MART AND **EVERY OTHER BUSINESS** REPRESENTS IN OUR GREAT COUNTRY. I WATCHED A TWO HOUR SPECIAL ON WAL-MART ON MSNBC A COUPLE WEEKS AGO. I WAS VERY VERY IMPRESSED. YOU SHOULD TRY TO WATCH IT.

PEOPLE TALK ABOUT HOW THIS NEW WAL-MART WILL IMPACT FIRST IMPRESSIONS AND BE AN EYE SORE. HAVE YOU PEOPLE LOOKED AROUND WHEN COMING IN ON INTERSTATE 90 FROM EAST OR WEST, OR FROM HERMOSA.. THIS NEW WAL-MART CENTER WOULD BE HEADS AND SHOULDERS ABOVE WHAT THOSE SCENIC VIEWS ARE.

SOME PEOPLE TALK ABOUT THE SMALL BUSINESS DEMISE BECAUSE OF THIS NEW SUPER STORE. SORRY, I DON'T BUY THAT AND NEITHER DOES ANY OTHER SAVVY BUSINESS PERSON. GOOD BUSINESS PEOPLE WILL ALWAYS ADAPT TO THE CHANGING TIMES. POOR BUSINESS MANAGERS WILL GO BY THE WAYSIDE. SOME PEOPLE TALK ABOUT DAN'S FAILING. ANY PERSON WITH REAL ESTATE KNOWLEDGE KNOW THE THREE KEY WORDS, LOCATION, LOCATION, LOCATION. THAT IS WHY DAN'S FAILED. NO OTHER REASON.

I AM CONCERNED THAT SOME OF YOUR DECISIONS ARE ALSO SENDING OUT THE WRONG SIGNAL TO OTHER BUSINESS LEADERS, THAT RAPID CITY IS NOT A VERY FRIENDLY COMMUNITY TO MOVE A BUSINESS TO. THIS COMES FROM A RECENT CONVERSATION I HAD LAST WEEK WITH A BUSINESS GRADUATE FROM THE SCHOOL

OF MINES WHO WAS LOOKING AT POSSIBLY MOVING A SMALL BUSINESS HERE. KEEP THAT ISSUE IN MIND. WE NEED TO BE PROGRESSIVE NOT REGRESSIVE.

ECONOMICS DEAL WITH FACTS: ESTIMATES SHOW FAMILIES COULD SAVE ABOUT \$800 PER YEAR AT WAL-MART, (WHICH COULD BE THE DIFFERENCE OF NEW SCHOOL CLOTHES OR CHRISTMAS PRESENTS FOR FINANCIALLY STRAPPED FAMILIES). CHAMBER FACTS INDICATE THERE ARE 90,000 HOUSEHOLDS IN OUR MARKETING AREA. IF ½ OF THESE HOUSEHOLDS (45,000) SAVE \$800 A YEAR, THIS RESULTS IN \$36 MILLION BEING FREED UP TO SPEND AT OTHER STORES. HOW DOES THAT HURT OUR COMMUNITY? I PREFER FACTS TO HEARSAY.

THIS NEW WAL-MART WILL BRING MORE PEOPLE IN FROM OTHER AREAS, NEWCASTLE, ETC, AND THESE PEOPLE WILL SPEND MONEY AT OTHER BUSINESS IN THE AREA. HOW WILL THIS HURT OUR COMMUNITY.

WITH THE PRICE OF GAS GOING UP, DO WE REALLY WANT TO BE RUNNING ALL AROUND TOWN AND CREATING MORE AUTO EMISSIONS. IF THIS WAS ANY OTHER RETAIL BUSINESS, WE WOULD NOT EVEN BE HAVING THIS ISSUE. PEOPLE ON THIS SIDE OF TOWN DO NOT NEED TO BE CREATING MORE CONGESTION THRU DOWNTOWN AND ON LACROSSE ST. TO GO TO THE CURRENT WAL-MART. HOW WILL THIS HURT OUR COMMUNITY?

I WOULD HOPE THAT YOUR LAND USAGE DECISION IS GOING TO SPRINKLED WITH SOME BUSINESS SAVVY, AND MAKE SURE YOU CONSIDER ALL THE FAMILIES YOU WILL BE IMPACTING, NOT JUST THE SMALL HANDFUL.

OUR CITY COUNCIL NEEDS TO BE MAKING GOOD SOLID BUSINESS DECISIONS FOR THE FUTURE OF THIS COMMUNITY.


JUST THINK IF WE HAD THE CURRENT **MIND SET** OF TOO MUCH TRAFFIC, EYE SORE, AND IMPROPER LAND USE WHEN THE CIVIC CENTER WAS BUILT. IF THAT CITY COUNCIL DID NOT HAVE THE VISION TO SEE INTO THE FUTURE, WE WOULD HAVE LOST ONE OF OUR GREATEST ASSETS. I HOPE YOU CAN SEE INTO THE FUTURE. THIS SIDE OF TOWN NEEDS TO GROW TO MEET THE DEMANDS OF THE PEOPLE, TO NOT ONLY INCLUDE WAL-MART BUT OTHER RETAILERS WHO WILL MEET THE NEEDS AND DESIRES OF THE BUYING PUBLIC.

TED WOLK, CONCERNED TAXPAYER

219 BERRY BLVD

RAPID CITY, SOUTH DAKOTA 57703

1-605-342-6767



From: Krhartmoo@aol.com
To: councilgroup@rcgov.org
Sent: Tuesday, April 26, 2005 11:34 AM
Subject: Founder's Park and Wal-Mart

Dear Councilmember:

If it's not too late to put in my two cents' worth, I hope you'll permit a brief comment or two on two separate issues.

1) Being a long-time Rapid City resident, I am very excited about the concept of a Founder's Park. In my view, both locals and visitors alike would value the historical information about the city's founding and early years. It would be a most attractive addition to that area of our bike path, with good accessibility via the bike path or Omaha Street. I would urge you to support this endeavor at the level which the 2012 Committee recommended.

2) I don't have particularly strong feelings one way or another regarding the desire by Wal-Mart to build a second store in Rapid City. There seem to be good arguments made on both sides of the issue. Like probably the majority of citizens (if polled), I appreciate the fact that Rapid City wishes to be vibrant economically. At the same time, it greatly saddens me to see such beautiful, relatively undeveloped areas such as Skyline Drive fill up with houses, and the outskirts of the city expand rapidly outward - in just about every direction. The proposed site for the new Wal-Mart store would seem to negatively impact an otherwise still scenic view. If the council has a hand in the decision-making process, I hope you'll encourage the corporation to consider other locations.

By the way, tonight (Tues, 4/26) at 8 P.M. on PBS, Frontline is carrying a program addressing the pros and cons of Wal-Mart's influence. If you happen to read this email prior to the broadcast, you may consider it worthwhile to watch the program.

Thank you for your time and consideration on these topics.

Sincerely,
Ken Hartman

From: [Ted Wolk](#)

To: councilgroup@rcgov.org

Sent: Thursday, April 28, 2005 12:45 PM

Subject: your hgwy 16 land usage vote

I am forwarding this to all of you to review. You may call me at 342-6767 if you want to discuss any of these issues. I think there are some issues here that need to be brought before the community.

From: Ted Wolk,

219 Berry Blvd

Rapid City, S.D. 57702 phone 342-6767

Re: Hgwy 16 and Wal-mart issue vote:

As a taxpayer of Rapid City, I have some very serious concerns with the recent city council voting on this plan usage scenario, as well as some of the city council members that voted on this issue.

First off, the citizens and taxpayers of Rapid City should be wondering why Tom Johnson, who voted to amend the hgwy 16 plan use, so as not to allow this property to be zoned general commercial and thereby putting the kabosh on Wal-mart, was even allowed to vote. He is an employee of Safeway at the 8th street location and could be directly affected by an incoming competitor such as this new proposed Wal-mart. I am sure that his employer, Safeway, was Happy he was on the city council. He should have abstained from this vote, because his vote could be politically tainted due to his current employment.

Secondly, the citizens and taxpayers of Rapid City should ask where was our Mayor on this issue? We never heard any pros or cons from him. In a situation such as this, that can impact the future of our city, we need a mayor that could take some type of position. I would feel more comfortable with any type of decision that he was involved in. Rather than taking a politically challenging position, he decided to stay quiet and not upset anyone. We need a Mayor who can take some strong positions on matters like this, rather than just heading up the council. Also, we should ask why he did not ask Tom Johnson to consider abstaining on this issue.(Maybe he did, and if so we the taxpayers need to know.)

With a new council to be elected, maybe this issue could have also been postponed for a month. Then we could have heard from the all the candidates on this issue so the taxpayers would know who to vote for, based on their preference..

Thirdly, I feel that each council member that voted against this land usage explain to the **public in detail why they were motivated to vote against this one parcel of land**. I hope their answers are lot better than, more traffic, eye sore, costs, etc.

Lets see, when I am driving down hgwy 16, which view is gong to be more scenic to our Hills, the view of sprawling houses and small sprinkled business's, or the view of Wal-mart. Geez, Let me think.

Wal-mart was going to pay for the sewer line and other infrastructure costs that the taxpayers will now have to bear for development of that area. Instead these city council members decided it

would be better to allow more housing and small business, and let the taxpayers pay for the sewage line cost of this expansion area. Now that's a real business decision.

Many Rapid City citizens view these negative votes as a direct slap in the face to the free enterprise system. It can not be viewed as anything except anti Wal-mart motivated. They let the decisions of 50 to 100 people negatively impact the economic lives of thousands and thousands of people. Here we have an opportunity to develop a fantastic business hub, that would bring more shoppers into Rapid City from the surrounding 75 mile radius, an opportunity to provide the west and south side citizens of Rapid City and the buying public a major resource on that side of town, a chance to reduce congestion at Lacrosse St., a chance to help people save on Gas, a chance to reduce emissions downtown, etc., etc.

Remember, when wal-mart opened their gas station on Lacrosse and made the price of gas a lot cheaper. Today that would be appreciated by many, however the gas dealers and council let the gas monopolies dictate to them, and Wal-mart graciously rolled up their prices on gas. I think that this was an illegal action, dictated by a monopoly of gas price fixing.

Some people talk about the demise of small business's, because of Wal-marts. Most business people don't buy that. Good business people will always adapt to changing times. Poor business managers will go by the wayside. Some people talk about Dan's grocery store failing. Dan's failed because of location, no other reason. Radio Shack was originally a metal and hide business, they adapted to the 20th century.

Our city council needs to be making good solid business decisions based on economics and not based on emotion. Just think, if we had the current **mind set** of too much traffic, eye sore, congestion, improper land use when the civic center was being built, we probably would be without one of greatest assets today. The civic center was the result of a strong city council, made up of visionary business people and a strong mayor to see into the future, and not maintain the status quo.

What ever your position, you need to let the your city council officials hear from you, whether on this issue or any other issue or you are only letting the minority dictate your future as is the case in so many issues today. The Minority continues to Rule, because they have the voices, and the silent majority still sits on the sidelines and complain.

Ted wolk, Bio

Been in Financial planning business for 30 years locally, Insurance and stockbroker, currently retired and dealing with rental properties, distressed properties. Various financial planning and business schools over last 30 years. Was on Rapid city school overcrowding task force, was on Meadowbrook golf course task force.

Date: Wed, 27 Apr 2005 11:19:43 -0600
From: Dan Wessels <dgwessels10@rushmore.com>
Reply-To: Dan Wessels <dgwessels10@rushmore.com>
Subject: Anti Growth? plus Ellsworth?
To: councilgroup@rcgov.org

Distinguished members of the City Council,

The Walmart issue may be a bell weather issue for the future of Rapid City. I have friends on both sides of the fence and I can understand the frustrations and fears.

Clearly, the unfriendly atmosphere that surrounds the Walmart issue has got to have the attention of other companies that are interested in locating in Rapid City. If the vocal, antigrowth segment in our local population is successful in denying Walmart the opportunity to build here I feel that it will have a significant chilling consequence for our future economic development.

I'm a local business owner so I can understand the fear of competition from the Goliath's in our economy. But I also see that Rapid City's best business asset is that as a regional trade center. When Kohls opened, I drove by and saw all the cars I thought good, the mall won't be as busy. Wrong, the mall seemed busier than ever.

Currently hundreds of millions of dollars are being spent in the Powder River Basin to develop Coal Bed Methane, Oil, and Coal reserves. With prices high and DM&E plans in the works things will probably only get busier. Residents of this energy rich area contribute considerably to our economy. The drive from Gillette is 90 miles shorter to come to Rapid City than to go to Billings but the astute shopper will know that in Billings you do not have to pay a sales tax. Currently the shopping in Billings offers greater variety than Rapid City and if the disparity continues to grow I am concerned market share will grow in Billings and drop in Rapid City.

I fear that real or imagined, if the perception that Rapid City is anti growth, it will diminish its reputation as a regional trade center. For people who work for a paycheck that will be bad news since the only hope that wages will go up in Rapid City is to create more jobs to compete for those workers.

Also what about Ellsworth? It appears that the possibility of the base securing a new mission in this era of budget constraints is pretty thin. Bases with only a single mission will be more likely to close with the next round of base closings. What happens if the base closes? Do we have a contingency plan? Bush mentioned recently that maybe closed bases could host a new oil refinery. For everyone that complains about high gas prices I think that would be a good thing. We may not be much of an oil producing state but just a few miles west of Belle Fourche the 16" diameter Butte Pipeline transports crude oil from the Williston Basin to the Denver area. That pipeline could represent a source for the raw material to supply a refinery.

Sincerely,

Dan Wessels

Date: Thu, 28 Apr 2005 21:38:38 -0600
From: Keith Danley <keithdanley@rap.midco.net>
Reply-To: Keith Danley <keithdanley@rap.midco.net>
Subject: High Plains Tourist Route Madness
To: councilgroup@rcgov.org

Dear Council Members:

Concerning Wal-Mart and the US Highway 16 controversy: it appears that someone is passing out "wacky tobacco" at the council meetings! Talk of protecting the "gateway to the Black Hills"; requiring "dark skies"; traffic concerns on a major tourist highway; and other illusory visions are simply a crock of Pollyanna soup! This anti-down town (move the offices out to a tourist route on the high plains), thinly disguised protectionism, anti-progressive behavior serves only to hurt our property values. Shame on you! You should be promoting a growing vibrant city.

Reality is merely a drive from Catron Boulevard on the four-lane Highway 16 to Rockerville. Look at how easily frontage roads could be developed along the four-lane highway to fix traffic concerns. Envision July when hundreds of thousands of tourist drive this road and think about the near future when the new I-90/Highway 16 by-pass around Rapid City is complete with the thousands of Rapid-City-by-passed tourists looking for gas, hotels and familiar places to buy traveling items and staples. This is where commercial dual-purpose tourist/southwest shopping developments like Wal-Mart should happen. Maybe perfect for Home Depot. How about another Rushmore Shopping Mall? But offices? This is crazy!

The fact is that using your current majority reasoning would be as follows: building Mount Rushmore violated "dark skies"; would have never have been built; and these high plains would still be safe for buffalo to roam. You should work hard to let the big boxes come to save the families' hard earned money, promote growth, and look for ways to feed tax revenues from the tourist to our city. This should be something that you promote and not something you fight.

Reality is that this city is on the way to a major tourist destination and the "high plains" highway to Rushmore can serve both tourist and the consumers on the south/southwest side. This is heavily traveled tourist route in an area that needs to be developed.

Lets get progressive, build this city, get real, and quit this misguided smoke and mirrors game. Having another Wal-Mart on the high plains tourist route would be a good start.

Keith Danley
7318 Kingbird Court
Rapid City SD 57702
718-9438 (h)
341-6500 (w)
381-7878 (m)

RECEIVED

APR 26 2005

Rapid City Growth
Management Department

**RESOLUTION OF SOUTH DAKOTA CAMPGROUND OWNERS ASSN.
PO BOX 124
KEYSTONE, SD 57751-0124**

At their regular meeting held on May 20, 2005, the Board of Directors of the South Dakota Campground Owners Association unanimously passed the following resolution:

WHEREAS: a recent newspaper advertisement in the Rapid City Journal stated that Wal-Mart would be willing to curtail/discourage free overnight camping in the parking areas of the proposed Highway 16 Wal-Mart Superstore.

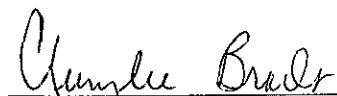
WHEREAS: If free camping was allowed in Wal-Mart parking areas, it would create undue hardship on many legally licensed private campgrounds found along, and near, the Highway 16 corridor.

NOW, THEREFORE, BE IT RESOLVED: that the management and owners of Wal-Mart commit to a policy in the same spirit as their newspaper ad to prohibit any, and all, camping in the proposed Highway 16 store.

BE IT FURTHER RESOLVED: 1. Wal-Mart posts appropriate signage to that effect, be responsible to police and be subject to fines if camping is allowed. 2. Wal-Mart commits to this policy publicly and supports zoning ordinances to make it so.

This resolution is hereby filed with the Pennington County and Rapid City Planning and Zoning Boards and with Wal-Mart.

Dated this 26th day of April, 2005, on behalf of the board.



Cherylee Bradt
Executive Director
SDCOA

From: [Terri and Tom Haggerty](#)

To: councilgroup@rcgov.org

Sent: Sunday, May 01, 2005 9:52 PM


Subject: highway 16 zoning

Dear Council, I was so proud of you for passing the zoning rules that would control development on Highway 16 and protect the scenic beauty of the gateway to the Black Hills. Please do not let the big bucks Wal Mart is throwing around deter you from pressing on to do what is right for Rapid City and the Black Hills.

Very Sincerely, Tom Haggerty

From: "Andrew Detwiler" <poodpara@rap.midco.net>
To: <councilgroup@rcgov.org>
Sent: Sunday, May 01, 2005 11:01 PM
Subject: Wal-mart issue

> It is not unexpected that since Wal-mart is on the rail regarding HWY
> 16 that you would hear from Wal-mart supporters. But, remember that
> you will not be hearing from those who oppose them because they feel
> the issue is already decided to their satisfaction, so of course at
> this point it falsely looks like there is more support for Wal-mart.
> Thanks for your many hours on this most important issue, and don't
be
> dissuaded by this easily explained situation. Jo Detwiler
>



From: JeanK55@aol.com
To: councilgroup@rcgov.org
Sent: Sunday, May 01, 2005 8:48 PM
Subject: Highway 16 Future Land Use

Dear Council Members:

The purpose of this email is to ask you to approve the amended version of the Highway 16 Land Use Plan at the Council meeting tomorrow night. A 500 foot general commercial (or better yet, a neighborhood commercial designation) for the Sammis Trail area is the only proper designation for the Corridor to preserve the natural scenic beauty for ALL HILLS RESIDENTS AND VISITORS! There is no way to reclaim such a natural treasure once you allow it to be destroyed.

There is much argument about whether this issue is or is not about Wal-Mart.....it has BECOME about Wal-Mart and their "four-year feasibility study" and the fact that they are scaring the public into believing that if they can't build on THAT EXACT SPOT ON HIGHWAY 16, then maybe they won't be building at all. No major national organization would put four years of work and expense into a feasibility study for a particular area and not be ready with 3 or 4 backup plans.

Please don't allow the cries of "We want a Wal-Mart" to force you into a wrong decision that can never be corrected.....the beauty of the Corridor can only be protected by YOU!

Jean & Jim Kostenbader
14010 Birdie Lane
Rapid City, SD 57702

From: MBoyer0000@aol.com

To: tom.johnson@rcgov.org ; sam.kooiker@rcgov.org ; karen.olson@rcgov.org ;
ray.hadley@rcgov.org ; malcom.chapman@rcgov.org ; jean.french@rcgov.org ;
tom.murphy@rcgov.org ; bill.waugh@rcgov.org ; ron.kroeger@rcgov.org ; bob.hurlbut@rcgov.org

Sent: Sunday, May 01, 2005 9:39 PM

Subject: Mt.Rushmore Road

May 1, 2005

Members of the City Council
Rapid City, SD 57701

Dear Members;

Please do not alter the good work you have done thus far by agreeing to the pressure being applied by a retailer for a location that would be disastrous to future development along Mt. Rushmore Road Corridor. There are many locations for this (and other) large, 24/7 retail businesses. You do not owe this location to anyone - not for a business, for a retirement income, or for years of residence. This corridor needs to be designated with the scenic overlay and the adjusted zoning dividing commercial and neighborhood commercial. It is absolutely the best choice for the future of our community and for our state.

Please vote to keep the scenic overlay and the recommendations for zoning as adopted on April 25, 2005. You can protect this area and encourage development at the same time. The large retail businesses can locate where you have already planned for them. Don't undo the good work you have already done.

Sincerely

David and Mary Boyer

From: [Lawrence Rick](#)

To: councilgroup@rcgov.org

Sent: Sunday, May 01, 2005 10:12 PM

Subject: land use : hwy l6

To all Rapid City Council members: Please stand by your recent approval of amended land use regarding Highway l6 - it is very important that we save that corridor of land. Thank you for your consideration and intelligent regard for the future. Skip and Kathy Rick, 3018 Country Club Ct; Rapid City, S>D> 57702

From: [G Biegler](#)

To: councilgroup@rcgov.org

Sent: Sunday, May 01, 2005 4:19 PM

Subject: Highway 16 scenic overlay

Dear Council Members,

I urge you to please vote for zoning of the highway 16 corridor with a scenic overlay. I cannot stress the importance of maintaining the beauty of the Black Hills and the corridors that lead to our city. I have lived here 51 years and have observed the access corridors to town from I 90, Black Hawk, Deadwood Avenue and Highway 79 become industrialized and their beauty is forever marred. Highways 16 and 44 West are the only two corridors that are not aesthetically destroyed. Please consider this very seriously. You are planning for future generations and want to attract tourists to the beauty of this area.

Respectfully yours,

Greg Biegler

From: [Tom Blue](#)

To: CouncilGroup@rcgov.org

Sent: Sunday, May 01, 2005 7:55 PM

Subject: Highway 16 Future Use Plan


Dear Council Members,

Please confirm your vote on May 2nd for the Future Use Plan as you voted last week. I have friends on both sides of the issue but have no financial interest at all in it either way. However, the reason I moved to Rapid City from Huron in 1986 was because of the beauty of this area, not for the shopping. It would be a shame to destroy the scenic nature of Highway 16 with anything goes development. Your vote last week was an excellent solution.

Tom Blue
4901 Copperhill Drive
Rapid City, SD 57702
341-0284

From: "Pauline Casey" <pabear@bearcountryusa.com>
To: <CouncilGroup@rcgov.org>
Sent: Sunday, May 01, 2005 8:24 PM
Subject: Highway 16

> Hello:
> Please continue to approve the amended version of the plan. 500 feet
> of general commercial and/or neighborhood commercial was sounding
> fantastic to me. . . hopefully none of you are having second thoughts.
> . The beauty of the
> corridor is important.
>
> Pauline Casey
>



From: [Peg Beyers](mailto:Peg.Beyers@rcgov.org)

To: CouncilGroup@rcgov.org

Cc: mayorinfo@rcgov.org

Sent: Sunday, May 01, 2005 8:32 PM

Subject: Monday night meeting

Dear Mayor Shaw and Rapid City Council Members,

From TeePee Campground:

This is in reply to several questions brought up by council members.

We are not concerned with Wal-Mart allowing overnight parking for campers because an article in the Rapid City Journal said they promised to be good neighbors, not allow overnight parking, and direct RV's to campgrounds. This article also contained a picture of the proposed building which looked very appropriate to fit in this area.

Councilman Johnson has said many times that the corner of Catron and Highway 16 would be a more suitable location for Wal-Mart. A few years ago the owner of Yogi Bear Campground told us that Wal-Mart had approached him to buy his land and the adjacent land for a store. He agreed on a price for his land, but the owner of the corner lot wanted more money than Wal-Mart would pay so the deal fell through. If you look closely at the other three corners, you will notice that there would have to be a lot of dirt moved to make a level parking lot the size that Wal-Mart would need. Also, the corner lots would be affected by any new interchange built there.

The traffic issue and tourist traffic is continually brought up. Tourists with their large RV's drive **through** Rapid City to get to Highway 16. If there isn't any problem in the city with congestion, why do you think there would be congestion on Highway 16? A traffic light would work the same at the Sammis Trail intersection as it does on Fairmont or Catron.

Large cities in our country are developing sensible plans to include shopping complexes next to housing developments. The shopping centers include large box stores as well as neighborhood strip malls. Doesn't this type of plan make sense? Or should all of us continue to drive miles to Haines and Lacrosse Streets and create traffic problems there?

It was suggested at last weeks council meeting that Highway 16 would be a good place for high-tech businesses to locate. Highway 16 was built by our state as a tourist highway. Businesses along this road should serve tourists and local people. High-tech companies are not stable as many of our friends can attest to who invested money in their stock and lost it all. The council seems to be turning away a company that will bring thousands of dollars in sales tax to our city and build an infrastructure to accommodate other businesses and houses, for the chance that high-tech companies will locate here. Money would have to be spent to solicit these companies, they probably would get a tax break to locate here, and then bonds would have to be sold to support the infrastructure needed for their building. Common sense tells us that Rapid City could use both types of businesses.

We object strongly to the scenic overlay plan that is being proposed. It is being pursued as being a good thing because it would preserve the scenic view for future generations. In our view, the scenic overlay plan is not necessary; it is a much stronger law than is needed and exercises too much control over individual property owners' rights. It is much more stringent than the covenants that housing developments require. I

have heard Marsha tell the council many times that when a business applies for a building permit or zoning variance, the council can control how the building is designed, the landscaping of the property and signing, by deciding whether or not to issue a building permit. The scenic overlay law is not needed.

When we bought our campground eleven years ago, it was a mess. There was junk lined up along the fence line from the bottom to the top of the campground. Our office/living quarters were mice-infested and leaked gallons of water when it rained. When we tried to paint the exterior of the building, our brushes poked through the rotten siding. The electricity and plumbing for the camping hookups and the bathrooms were outdated. We cleaned everything, built new buildings, dug in new electric and plumbing, without the help of people legislating laws for us to follow. We worked 14 hour days and reinvested our profit into improvements. Now this council and the “Smart Coalition” think that we need to be told how to landscape our property if we wish to make more improvements or what type of buildings we will be allowed to build. You are taking away individual property owners rights. Anytime laws do this it hurts the whole public; it does not help them. Our country was founded on the premise of individual’s rights.

The point is that we should have a choice in how our property is developed. This council and the “Smart Growth Coalition” have decided for us, that in the future, we have to follow the scenic overlay rules. A neighbor is building a house across the highway to the east from our campground. It looks like it is a two-story house. According to the scenic overlay laws, we would not be allowed to build a similar house on our property because a two-story house would have to be 500 feet back from the highway, and our property does not extend back much more than that. Our neighbors also have a commercial business on their property, but they want to restrict our commercial business.

We have soldiers fighting in Iraq for individual freedom, and this council is working to take freedom away from people in our country.

Again we say to you, the scenic overlay law is not necessary. It limits individual property owners’ freedoms. The rest of the business community had better be watchdogs. Once a law like this is passed, it will be easy to pass it for other areas of our city.

The excuse for the scenic overlay law is that it will preserve the scenic view for our children. Our children need the right to grow up with choices and freedom in their country, not more restrictions.

Sincerely,
Bob & Peg Beyers
TeePee Campground

From: JeanK55@aol.com
To: councilgroup@rcgov.org
Sent: Sunday, May 01, 2005 8:48 PM
Subject: Highway 16 Future Land Use

Dear Council Members:

The purpose of this email is to ask you to approve the amended version of the Highway 16 Land Use Plan at the Council meeting tomorrow night. A 500 foot general commercial (or better yet, a neighborhood commercial designation) for the Sammis Trail area is the only proper designation for the Corridor to preserve the natural scenic beauty for ALL HILLS RESIDENTS AND VISITORS! There is no way to reclaim such a natural treasure once you allow it to be destroyed.

There is much argument about whether this issue is or is not about Wal-Mart.....it has BECOME about Wal-Mart and their "four-year feasibility study" and the fact that they are scaring the public into believing that if they can't build on THAT EXACT SPOT ON HIGHWAY 16, then maybe they won't be building at all. No major national organization would put four years of work and expense into a feasibility study for a particular area and not be ready with 3 or 4 backup plans.

Please don't allow the cries of "We want a Wal-Mart" to force you into a wrong decision that can never be corrected.....the beauty of the Corridor can only be protected by YOU!

Jean & Jim Kostenbader
14010 Birdie Lane
Rapid City, SD 57702

From: [Nikki](#)

To: councilgroup@rcgov.org

Sent: Sunday, May 01, 2005 11:28 PM

Subject: WalMart

Dear Council People~

I am writing to voice my opinion and to let you know that I strongly urge you to approve the amended version of the plan for Highway 16. We need to preserve the beauty of that corridor into Rapid City and keep big box stores from ruining the vistas, creating traffic hazards and allowing them to capitalize on Mt. Rushmore if approved in that location. I am not only opposed to WalMart being there, but any other large commercial business! Please vote to keep the area zoned as general commercial or neighborhood commercial and don't bow under the pressure of WalMart.

Thank you.

Nikki Hanson

2710 Knight Court

390-3229

Date: Sat, 30 Apr 2005 08:37:42 -0600
From: Bob & Jean Evans <jbevans@rap.midco.net>
Reply-To: Bob & Jean Evans <jbevans@rap.midco.net>
Subject: Wal-Mart Property
To: tom.johnson@rcgov.org, sam.kooiker@rcgov.org,
karen.olson@rcgov.org, ray.hadley@rcgov.org, malcom.chapman@rcgov.org,
jean.french@rcgov.org, tom.murphy@rcgov.org, bill.waugh@rcgov.org,
ron.kroeger@rcgov.org, bob.hurlbut@rcgov.org, mayor@rcgov.org

First, let me say that I have never been upset enough to contact a governmental group. That changed when you voted to allow only 500 ft. of general commercial zoning along Highway 16 which effectively eliminated Wal-Mart from building in that area. From what I see, it is total discrimination to those of us who rely on Wal-Mart products because of the price. It appears that money does talk. If Kerry Papendick wants soccer fields and parks, let her buy the property. She would then have control over what is built on that land. I cannot help it if she chose to build a new home behind this property. I live off of Moon Meadows, and would welcome a Wal-Mart on this side of town. I have to drive for 30 minutes to get to Wal-Mart. I am also a customer of Target, ShopKo and KMart, but again, they are all on the north side of town. A Wal-Mart to the south of Catron would encourage individuals from Hermosa, Hill City, Keystone, and Custer to frequent this store. If Wal-Mart has indicated they would assist with the infrastructure costs, how can you say no! The corridor of beauty along Highway 16 evidently has become an issue. Right now, I do not see beauty in Papendick's barn or house or any of the other homes and barns in that area. To the east where Wal-Mart wants to build is nothing but prairie. I do not see beauty in that. What about the trailer homes and other run down buildings to the east of Reptile Gardens. The beauty is to the west of Highway 16. It appears there was no opposition to the Black Hills Orthopedic & Spine Center. Why the opposition now. I understand if individuals hate Wal-Mart. They have a right to their own opinion, but what is the excuse of the council? Are you not to vote to do things in the best interest of all of the people, not just a few of the people? Wal-Mart or any other department store contributes to the community and provides badly needed jobs. Yes, the jobs are lower paying jobs, but excuse me, as someone who has worked 32 years in Rapid City, there are very few high paying jobs available in this community.

What about the petitions from all of those individuals who want another Wal-Mart on this side of town? Does that not count for anything? Why push Wal-Mart into building somewhere else? I do not see enough evidence as to why the council feels that a box store should not build on that particular piece of property other than persuasion from individuals with money. I object!! Start making decisions for the good of the majority of the people, not just a few.

Date: Thu, 28 Apr 2005 15:57:06 -0600
From: Ted Wolk <tswolk@rushmore.com>
Reply-To: Ted Wolk <tswolk@rushmore.com>
Subject: tainted votes re: hgwy 16 land usage.
To: councilgroup@rcgov.org

This upcoming vote has on hgwy 16 is probably one of the biggest challenges that Rapid City has faced in a long time. This vote can impact thousands and thousands of people in the surrounding 75 mile area as well as the economy of Rapid city. This would be a sad day for the government of Rapid city if two of the council members decide to vote. I don't care which way this vote comes out in the long run as long as it is done honestly, fairly and untainted. That is not the situation now.

At this time I want to inform the council that I believe that Tom Johnson and Bob Hurlbut should abstain from voting on this issue. I talked with asst city atty and he will inform both Tom and Bob as to why they should abstain. If Tom and Bob do vote, as a taxpayer I will have the right to take this issue to court and if found that these council votes were tainted in any way by having a special interest associated with that vote, then the vote will be overturned. In the meantime, I would think everything would have to come to a stand still re: development in that area till this issue was resolved. I plan on being at council meeting Monday evening and bring these issues to the attention of the taxpayers and citizens of Rapid City if need be. Tom and Bob are welcome to call me and discuss this with me.

Ted Wolk 342-6767

Date: Fri, 29 Apr 2005 19:06:47 -0700 (PDT)
From: roy Brumbaugh <dakotabrum@yahoo.com>
Reply-To: roy Brumbaugh <dakotabrum@yahoo.com>
Subject: Land use area D on south Mt. Rushmore Rd
To: councilgroup@rcgov.org

I attended the council meeting last Monday night and listened to the pros and cons of designating area D as General Commercial. I drive Moon Meadows road every day and quite often two or three times a day. After listening to some of the arguments for general commercial and Mr Johnsons very true argument against the designation based on the traffic problem,I went over there and did some rough stepping off of the distance to where you arrive at the crest of the hill immediately south of the existing intersection with Moon Meadows. I would guess that if there were two motor homes trailing their car and a logging truck traveling north and hit a red light(I assume there would be a stop and go light), the last of the three vehicles would actually be parked on an upgrade. I believe this would create a very dangerous situation. Mr. Johnson is right on. There is a potential for a terrible catastrophe for northbound traffic.

Thank you for your time,

Roy Brumbaugh
8707 Highland Hills Rd
Rapid City, South Dakota
605 342 5808

Date: Fri, 29 Apr 2005 15:14:25 -0600
From: kerry papendick <kerry@rap.midco.net>
Reply-To: kerry papendick <kerry@rap.midco.net>
Subject: Smart Growth On The Road To Mt Rushmore
To: councilgroup@rcgov.org, mayor@rcgov.org

Thank You!

Thank you for taking the time over the past several months to listen to and consider our input and suggestions regarding this important matter. We, as a group, continue to believe that Office Commercial and Park Forest zoning are the most appropriate and ultimately the most beneficial uses for the area in question and that the proposed intersection of Highway 16 and Moon Meadows and Sammis Trail is clearly not a safe or proper location for a large, 24-hour commercial retail store. We, as a group, also accept and recognize that compromise and hard work have led to significant improvements in the Future Land Use Plan. We respectfully request, at this point, that what has been so painstakingly arrived at not be lost by reason of some last minute pressure or decision. Please vote to accept the currently amended Comprehensive Plan of the US Highway 16 Neighborhood Area Future Land Use Plan.

Sincerely, CITIZENS FOR SMART GROWTH ON THE ROAD TO MOUNT RUSHMORE

Date: Fri, 29 Apr 2005 15:28:07 -0600
From: gerda i phoenix <gip40@juno.com>
Reply-To: gerda i phoenix <gip40@juno.com>
Subject: Land use highway 16
To: tom.johnson@rcgov.org

Thank you for your patience, diligence, fair-mindedness, time consuming work during this very difficult time of establishing this land use plan.

The pressures upon you all must be so difficult, yet you have persevered to do that which is best for Rapid City and its citizens now and in the future. We are very grateful.

As you go into Monday's Council Meeting, please continue to uphold the amendment to allow only 500 feet of general commercial zoning in that area. It is a good choice and will bare the fruit of keeping this area from heavier traffic than is already experienced through out the year as well as keeping to a more scenic design for all that live near by and all who will travel this corridor. It is also, being a good neighbor to the towns south and west of us and established businesses on Mount Rushmore Road and the "down town".

Again, we thank you for your hours of research, study and listening on this matter.

Sincerely,
James and Gerda Phoenix, 1332 Panorama Circle, Rapid City, SD 57701

From: "Andrew Detwiler" <poodpara@rap.midco.net>
To: <councilgroup@rcgov.org>
Sent: Sunday, May 01, 2005 10:23 PM
Subject: Wahlmart

> Dear Rapid City Council -
>
> We are strongly in favor of preserving the unique beauty of the route
> to Mt. Rushmore, and oppose large-scale big-box commercial
development
> of the sort proposed by Walmart. There are plenty of places to put a
> Walmart with good access to the new connector. You don't need to
> re-zone. Please don't let them bully you into turning Rt. 16 into
> another Lacrosse Street.
>
> Jo and Andy Detwiler
> 3802 Cosport Court
> Ward 3
>

From: [Krulls Market](#)

To: councilgroup@rcgov.org

Sent: Monday, May 02, 2005 7:57 AM

Subject: Smart Choice

I know that you have some tough decisions to make concern land use on highway 16, I would only encourage you to think of the highway 16 issue in term of the whole Black Hills and not just Rapid City. Your decisions will affect everyone that live and works in the Black Hills of South Dakota. I would encourage use to limit the commercial zoning along highway 16.

Thank you
Dennis Krull
Hill City

From: t42hans@rap.midco.net [<mailto:t42hans@rap.midco.net>]
Sent: Monday, May 02, 2005 5:28 PM
To: All Council Members; mayor@rcgov.org
Subject: Office Commercial & Park Forest Zoning

Dear Mayor and Council Members,

We are residents of Moon Meadows Drive. We respectfully request that you vote for the Office Commercial and Park Forest Zoning plan that Smart Growth on Road to Mt. Rushmore is also backing. We appreciate your time in hammering out these decisions. Most of all, we hope that you will be attentive to the wishes of the people in Rapid City, like us, who are not about to make millions of dollars by the development of Big Box Retail.

From both an asthetic view, and a department of highway standpoint this is not the best location. The extremely steep incline coming up Reptile Gardens provides a nasty situation for the winter driving scenario. It would be much like creating a stop light at the top of the hill immediately exiting Rapid City and in front of the Lazy J Campground. Perhaps you remember how icy that incline can be.

When you consider having a Big Box congestion IN ADDITION to a massive influx of people into a very dense housing project such as Sammis Trail & Hwy 16, it is a recipe for disaster. Having the dense housing situation in itself will be quite a challenge.

Please vote no on the Big Box retail location at Hwy 16 & Sammis Trail.

Trish & Larry Hanson

From: Curtis Rising [mailto:curt4nu@rushmore.com]
Sent: Monday, May 02, 2005 8:47 PM
To: councilgroup@rcgov.org
Subject: wal-mart

My question, why do we want all the money to go to Arkansas?? Lets keep some here at home.
Wal-Mart does not need all the money in the world.

From: [Jason Peters](#)

To: [Rapid City Council](#)

Sent: Monday, May 02, 2005 8:47 AM

Dear Council Members,

We would like you to please make your decision concerning highway 16 land use in the best interest of the whole Black Hills, not just a very powerful few. We ask you to limit commercial development along highway 16.

Thank You,

Jason Peters
Store Manager
Krull's Market
120 E Main St Box 989
Hill City, SD 57745
605-574-2717

From: thedeuts@rap.midco.net
To: councilgroup@rcgov.org
Sent: Monday, May 02, 2005 9:09 AM
Subject: Hwy 16 development

Dear council members,

I am in strong support of the 'smart development' concept that was tentatively agreed upon earlier. Development will happen on the highway but a Lacrosse Street look would not be necessary or in the best interest of Rapid City. The area of 5th and Catron seems more logical for a large box store and all the trailings that follow. Please look to the future and keep the corridor smart and clean. It is one of two entrances left (the other being Hwy 44 from the west) into Rapid City that is not spoiled with sprawling or unsightly development. Thank you for your time and consideration.

Sincerely,
Karla Deuter
343-1492

From: [Casey Peterson](#)

To: CouncilGroup@rcgov.org

Sent: Monday, May 02, 2005 9:32 AM

Dear Ladies and Gentlemen:

Thank you for your support last week of the smart growth of Highway 16. I sincerely hope you continue to support your vote tonight. What was right last week is right this week also..remember you are thinking for the good of Rapid City and this may involve more vision than anyone of us that are not in your position might have.

Thanks for taking that kind of approach to this important issue for Rapid City.

Casey C. Peterson, CPA, AEP
President
Casey Peterson & Associates, Ltd.
CPA's and Financial Advisors
505 Kansas City Street
Rapid City, SD 57701

CP Financial Services, LLC
Dakota Capital Solutions, LLC

Telephone 605-348-1930

www.caseypeterson.com

From: [RobbnJulia Winter](#)
To: councilgroup@rcgov.org
Sent: Monday, May 02, 2005 10:48 AM
Subject: Support for amendment and scenic overlay

Good day council members and Mayor Shaw,

I heard about the decisions that were made at last week's meeting regarding the future land use plan. I understand that tonight there will be more discussion and a final vote. I wanted to tell you how impressed my husband and I are with the choices you made last week. You displayed a tremendous amount of foresight in your voting for the amendment to the future land use plan. Thank you SO much for walking this out and continuing to make decisions that are balanced. The overlay will put a good, proactive document in place that will bring beauty and continuity to the corridor. The amendment in the proposed future land use plan are much more feasible for the area in terms of traffic, safety and viable infrastructure.

Congratulations. We highly support the amendment and the addition of the scenic overlay.

Thank you very much.

See you tonight.

Julia M. Winter

From: [Hill City Area Chamber of Commerce](#)

To: councilgroup@rcgov.org

Sent: Monday, May 02, 2005 9:59 AM

Subject: Hwy 16 Plan

As a citizen of Hill City I urge you to vote for the approval of the amended version of the Hwy 16 zoning plan. We recognize that Rapid City is the gateway to the Hills. This corridor draws our visitors into the "Heart of the Hills" as they seek more and more scenic wonders.

It's a tough job to balance development and scenic concerns. Your decision will not be an easy one, but we hope it will be the right one for our entire region.

Mike Verchio

From: "Bill Engstrom" <bengstrom@rushmore.com>
To: <mayor@rcgov.org>; <tom.johnson@rcgov.org>;
<sam.kooiker@rcgov.org>;
<karen.olson@rcgov.org>; <ray.hadley@rcgov.org>;
<malcom.chapman@rcgov.org>;
<jean.french@rcgov.org>; <tom.murphy@rcgov.org>;
<bill.waugh@rcgov.org>;
<ron.kroeger@rcgov.org>; <bob.hurlbut@rcgov.org>
Sent: Monday, May 02, 2005 11:17 AM
Subject: Walmart & Hiway 16 Project


Dear Mr. Mayor, Jim Shaw and Honorable Council Members:

My name is Bill Engstrom and I am a business owner here in Rapid City although I live outside the city limits at Hart Ranch, Village on the Green. I normally consider myself one of the "silent majority", however on the issue of the Highway 16 land use plan and in particular your vote last Monday night to limit commercial zoning to only 500 ft either side of highway 16, I feel that I must make my voice heard.

Yes, I have heard all of the debate, pro and con and I am familiar with the issues and yes, if Walmart builds where they would like on Highway 16, it will probably affect me directly and maybe not exactly positively, however in the interest of fairness I must protest your vote. I feel that anytime a company wants to make a rather large investment into the economy of our area we should be more accommodating. I understand that the 400 to 450 jobs that they might bring to our economy are not necessarily high paying positions, but they are jobs and there will be plenty of applicants to fill those jobs. I feel that they will have a much more positive impact on our area economy as well as environment than they will a negative one so, please don't tie their hands. We need all of the economic growth that we can get, if nothing else than to help get our outrageously high property taxes down to a more bearable level.

Thank you for letting me share my opinion with you and I will be waiting with a great deal of interest the outcome of your meeting and final vote on this issue this evening.

Very truly yours,
Bill C. Engstrom, President
Padgett Business Services



From: [Mike Gould](#)
To: CouncilGroup@rcgov.org
Cc: [Mayor Jim Shaw](#)
Sent: Monday, May 02, 2005 11:35 AM
Subject: Highway 16

Dear Councilmen,

I applaud your adoption last Monday of the land-use plan that would allow 500 feet of general commercial zoning along the highway with a buffer strip zoned as either office or neighborhood commercial. This approach allows for commercial development in a smart growth manner. I am writing to ask you to stay the course with a reasonable approach to development on Highway 16.

Lets try to protect the vistas to the east and west on this beautiful road to Mount Rushmore. Thank you for your service to our community.

All the best,

Mike

Michael L. Gould
P.O. Box 819
Rapid City, SD 57709
Tel: 605 341 1221
Cell: 605 390 8888
email: mike@mlgould.com
Fax: 605 341 204

From: [Ted Wolk](#)

To: councilgroup@rcgov.org

Sent: Monday, May 02, 2005 11:40 AM

Subject: eys sore, sprawling urban growth, scenic view, traffic congestion !

I have included part of my talk for your consideration when I address the council this evening, as I want it to go on record asking that each council member tell their constituents and taxpayers in Rapid City why they voted they way they did on this land usage issue.

For those of you who voted in favor of this amendment, I almost get the impression that you have not even driven by the location in question. It also would appear that some of you are being influenced to vote in a way that really has no basis. It is like you have focused in on one tunnel vision area and have missed the grand scheme of things.

"It appears that certain council members votes as related to this issue are predicated on, more traffic congestion, an eye sore, impacting the scenic view, costs & sprawling land development, etc. I can not in my own mind validate these issues, they are baseless and are invalid if you consider, the land in question will eventually have stores, strip malls and houses on it anyhow and the scenic view at that point on hgwy 16 is the hills looking west of hgwy 16 and not looking east into an open field. Additionally, I am not a traffic engineer, **but I would think that it would be smart to sprinkle the traffic problem up and down that road, rather than having one big log jam at the catron blvd and hgwy 16 intersection.** But why would we want common sense to dictate a decision."

I assume you all are aware that there is a 4 story forest service building being planned in the location you are concerned about.. (scenic view)

TED WOLK

From: MBoyer0000@aol.com
To: CouncilGroup@rcgov.org
Sent: Monday, May 02, 2005 11:50 AM
Subject: Mt. Rushmore Road corridor

Dear Council members;

It is certain that you are receiving great pressure after last week's vote but you have done the right thing for the future. The big retail store has many other viable options and has not be told to go away - just to be a good citizen and abide by the vision of the community. Don't abandon the scenic overlay or the division of commercial/neighborhood & office zoning you worked so hard to find. Many people already believe you have protected this area and are not contacting you because they believe what they read in the Journal last week. Please, don't change this now.

Sincerely,
Mary & David Boyer

From: [Jody Severson](#)
To: councilgroup@rcgov.org
Sent: Monday, May 02, 2005 1:03 PM
Subject: Jody Severson re Wal Mart

Hello,

Please include my name among those who have serious concerns about the proposed Wal-Mart location at Highway 16 and Sammi.

I believe that area should be spared big box and strip mall development and should instead be reserved for office commercial with strict standards to protect the appearance and aesthetics. If all development in that area were handled with the same quality as the orthopedic clinic and SoDak Gaming's headquarters, we'd have something to be proud of. The fact that we may not have done as good a job in some places as might be wished does not constitute permission to continue making bad choices.

I'd much rather see Wal-Mart and the other development that will surely follow occur at 5th & Catron. If any way can be found to make that alternative attractive to Wal-Mart and the City, it would be a win-win deal.

Thank you for your consideration.

Jody Severson
3102 Stockade Drive
Rapid City, SD 57702
605.721.1450

From: "Lon Gose" <lvgose@enetis.net>
To: <councilgroup@rcgov.org>
Sent: Monday, May 02, 2005 2:13 PM
Subject: Hwy 16 Plan

Dear Council Members:

Please approve the amended version of the Highway 16 Plan and keep
The amended 500 feet for general commercial and/or neighborhood
commercial businesses.

Thank you....

Victoria Gose
8275 Mt Palomar Lane
Rapid City, SD

From: "Stracqualursi, Richard" <rstracqual@rcrh.org>
To: <councilgroup@rcgov.org>
Sent: Monday, May 02, 2005 2:55 PM
Subject: Wal-Mart

Wal-Mart should NOT be located on Highway 16 near Rapid City. It should be obvious that this location would effectively capture most of the tourist market that currently buys everything from camping equipment to food to film right out of Rapid City's existing business base. Do we want to end up losing another grocery store, sporting goods store, etc?

No doubt, Wal-Mart is a convenience, a place where you can buy just about any product or service, and at very good prices. Heck, if you own a travel trailer or motor home, you could live in the parking lot, get a job as a greeter, and never have to leave until you die. On the other hand, how many good businesses should we be replacing with minimum wage jobs? Wal-Mart WAS a Good Thing, but has become too big and too influential on the economy.

Rick Stracqualursi
4314 North Glenview Place
Rapid City, SD 57702

From: "George Twitero" <gtwitero@msn.com>
To: <councilgroup@rcgov.org>
Sent: Monday, May 02, 2005 3:20 PM
Subject: Land Use Plan

Once again we would like to address our concerns regarding the Land Use plan for Highway 16--access, traffic and the gateway concept. We were pleased to see the compromise accepted at the planning session last week.

It wasn't exactly what we had hoped for, but did seem to represent compromise of a positive sort. When we got the Sunday/Monday papers in today's mail, I was very sorry to see the integrity of Councilmen Hurlbut and Johnson being called into question. Why the man chose to wait until this late date to raise these questions seems to indicate that the desperation level has cranked up. We would encourage your support of the Land Use Plan as amended last week.

George and Shari West Twitero

From: [Kim Haug](#)

To: councilgroup@rcgov.org

Sent: Monday, May 02, 2005 3:24 PM

Subject: Mount Rushmore Road

Dear Council Members,

Thank you for choosing beauty, recreation and green space in your Highway 16 land use plan. I think you are doing the right thing for Rapid City, its citizens and its visitors. I thank you, my family thanks you and I'm sure future residents of Rapid City will look back and see the wisdom of your choices.

Please continue to vote for health and aesthetics for Rapid City citizens at your council meeting tonight.

Thank you for all you do on our behalf.

Kim Haug

From: "Leonard Running/Sue Hey" <butterfly@rushmore.com>
To: <councilgroup@rcgov.org>
Sent: Monday, May 02, 2005 5:06 PM
Subject: good planning

Dear council members,

I want to restate my beliefs that Wal-mart or any other 'box-store' does not belong on Hwy 16 on the way into the Black Hills. I work in tourism as a guide on motor coaches and understand how our area has a huge economic stake in tourism. We need to walk our talk and show that we take care in planning for our area. Visitors do not come here to see strip malls and the 'usual' development. They are thrilled with the open spaces, but not the billboards.

I think zoning to exclude the huge stores in this particular area is a good idea.

I appreciate your work in maintaining the special resources that we have,

Sue Hey, tour guide and long-term resident

