

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

From: H-JPAULSON

To: councilgroup@rcgov.org

Sent: Monday, January 10, 2005 4:42 PM

Subject: Tonights Council Agenda for 1.10.05

No. 04CA032 – Comprehensive Plan Amendment

A request by City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan adopting the U.S. Highway 16 Neighborhood Area Future Land Use Plan** on property generally described as being located north of Cathedral Drive, south along U.S. Highway 16 approximately one mile either side of U.S. Highway 16 to south of Reptile Gardens.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended that the Amendment to the Comprehensive Plan adopting the U.S. Highway 16 Neighborhood Area Future Land Use Plan be approved as submitted with the following amendments:

- 1. That the property located in the E1/2 NE1/4 and the E1/2 SE1/4 of Section 26, T1N, R7E, BHM, Pennington County, South Dakota be designated as a Planned Residential Development with 4.8 dwelling units per acre with an option to designate park land within the property boundary;**

The purpose of this communication is to enter my objection to the proposed recommendation by the Planning Commission, ref: No. 04CA032 – Comprehensive Plan Amendment item no. 1 (see underlined section below).

It is my feeling that the provisions of the Smart Growth for Hiway 16 Land Use Plan Principles need to be implemented in full. In my opinion a more thorough study of the realistic build out of the area is needed before a density factor is considered.

Unit density at the recommended level is too high for the potential environmental impact, traffic congestion, and equitable matching of densities in neighborhood developments. Speakers will be there tonight to put forth these views and I would ask for your support of the public comment and recommendations.

I thank you again for your service to our community and continued diligence to see that the best decisions are made for all public groups in Rapid City.

No. 04CA032 – Comprehensive Plan Amendment

A request by City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan adopting the U.S. Highway 16 Neighborhood Area Future Land Use Plan** on property generally described as being located north of Cathedral Drive, south along U.S. Highway 16 approximately one mile either side of U.S. Highway 16 to south of Reptile Gardens.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended that the Amendment to the Comprehensive Plan adopting the U.S. Highway 16 Neighborhood Area

Future Land Use Plan be approved as submitted with the following amendments:

1. That the property located in the E1/2 NE1/4 and the E1/2 SE1/4 of Section 26, T1N, R7E, BHM, Pennington County, South Dakota be designated as a Planned Residential Development with 4.8 dwelling units per acre with an option to designate park land within the property boundary;

Sincerely,
Harley E. Paulson
1100 Regency Ct.
Rapid City

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

From: Tghabbe@aol.com

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

Sent: Thursday, January 13, 2005 9:46 PM

Subject: Fwd: HIWAY 16 DEVELOPMENT

As one family who drives Hiway 16 into Rapid City on a daily basis I'd like you to know that many of us in the area of potential development are VERY concerned about the plans currently being considered for the area south of Black hills ortho. We do not need a large super wal mart at that location, nor do we need dense housing in that area. The additional traffic in the area would quickly turn the existing hiway 16 into a dangerous one, with too much traffic for that road to handle. This would especially be a problem in the summer during tourist season. Please do some hard thinking about this issue, there needs to be a lot of thought put into this plan to ensure that it enhances the appearance and functionality of Rapid City. Just because there are a few developers who can get rich doesn't mean that we need to follow their plans. Let's be smart and include things which will add VALUE to Rapid City, like parks, greenways, and certainly appropriate traffic control.

Thank you!

T

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

From: [Mark and Jamie Lyons](#)

To: CouncilGroup@rcgov.org

Cc: [Mike Hahn](#)

Sent: Sunday, January 16, 2005 7:48 PM

Subject: US Highway 16 Development Plan

The attached document expresses our concerns related to the current highway 16 development plan.

Thank you for your consideration in this matter.

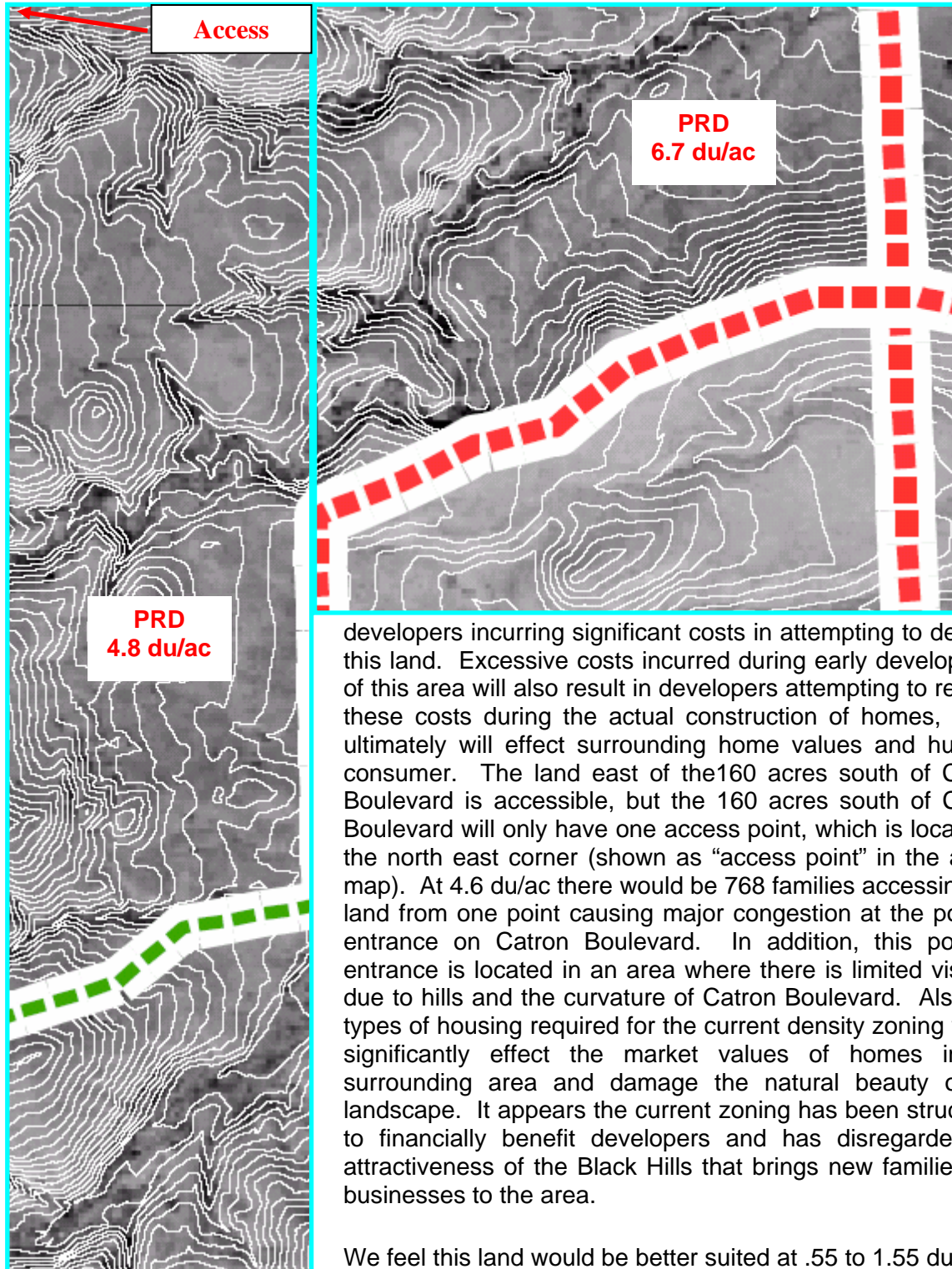
Mark and Jamie Lyons

Exhibit A shows a topography map of the 160 acres south of Catron Boulevard, currently zoned at 4.8 du/ac, and the lot directly to the east of this section, which is currently zoned at 6.7 du/ac. The maps reveal the rough terrain and physical features of the land, which will cause significant difficulties for developers. The physical features of this land will prevent proper access, drainage and result in

Exhibit A

Catron Blvd

Edinborough and South Hill Developments



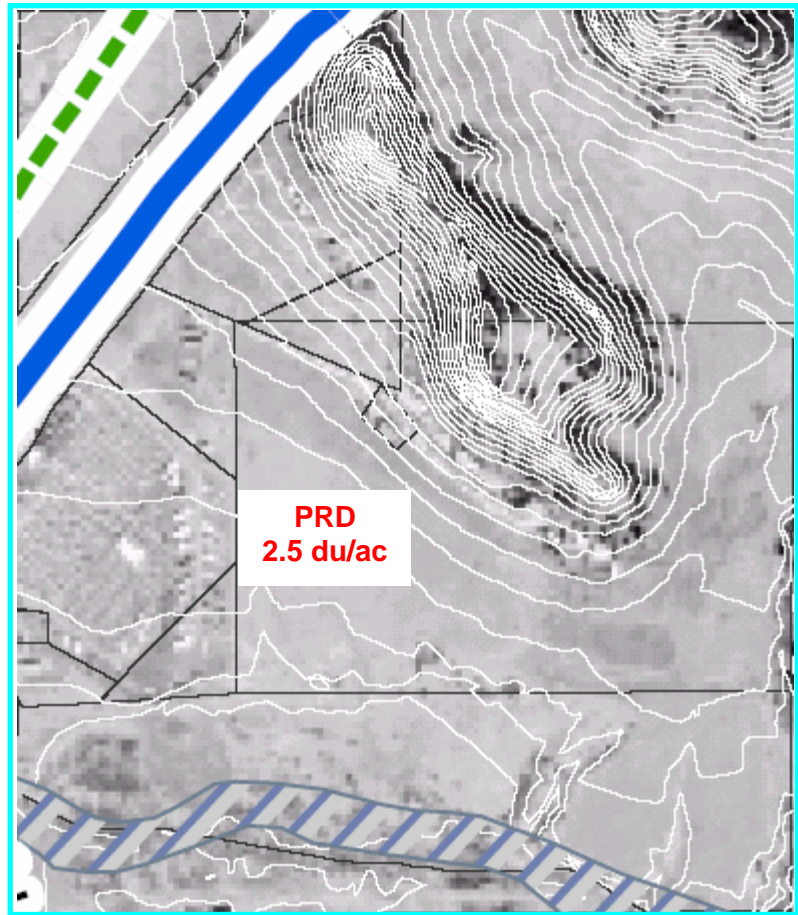
developers incurring significant costs in attempting to develop this land. Excessive costs incurred during early development of this area will also result in developers attempting to recover these costs during the actual construction of homes, which ultimately will effect surrounding home values and hurt the consumer. The land east of the 160 acres south of Catron Boulevard is accessible, but the 160 acres south of Catron Boulevard will only have one access point, which is located in the north east corner (shown as "access point" in the above map). At 4.6 du/ac there would be 768 families accessing this land from one point causing major congestion at the point of entrance on Catron Boulevard. In addition, this point of entrance is located in an area where there is limited visibility due to hills and the curvature of Catron Boulevard. Also, the types of housing required for the current density zoning would significantly effect the market values of homes in the surrounding area and damage the natural beauty of the landscape. It appears the current zoning has been structured to financially benefit developers and has disregarded the attractiveness of the Black Hills that brings new families and businesses to the area.

We feel this land would be better suited at .55 to 1.55 du/ac.

Exhibit B

Exhibit B shows the land located at the corner of US Highway 16 and Spring Creek Road. This land is zoned at 2.5 du/ac. When this land is compared to land shown in Exhibit A, one can see that this land will be much easier to develop. In addition, this land has multiple access points that would prevent traffic congestion, if the land were to be zoned at a higher density.

US Hwy 16



Spring Creek Rd

The land shown in Exhibit C also shows land that has been zoned at lower densities than the land shown in Exhibit A. This map also reveals a flatter terrain and the land is also more accessible than the land shown in Exhibit A.

Exhibit C

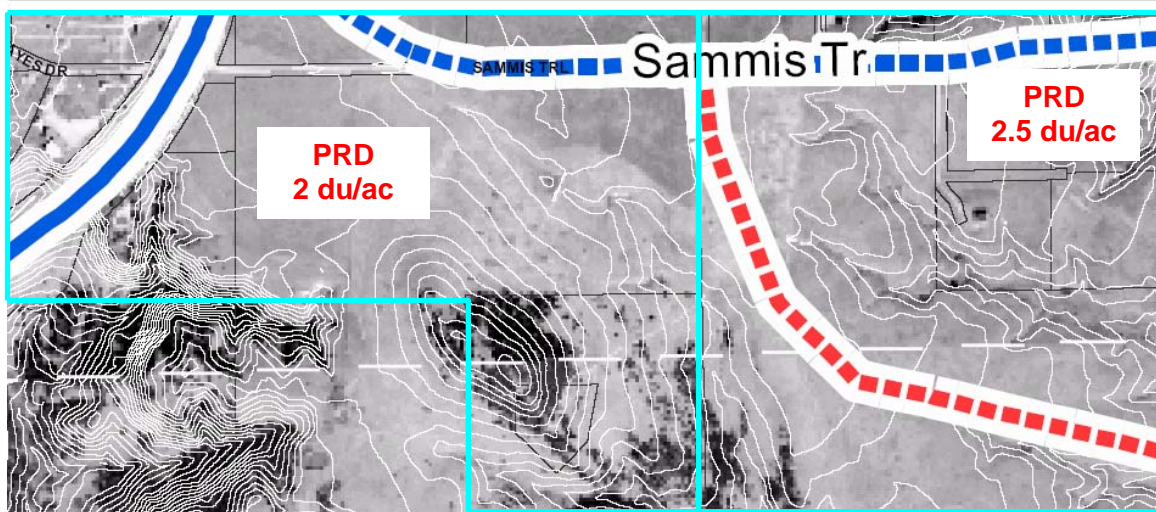
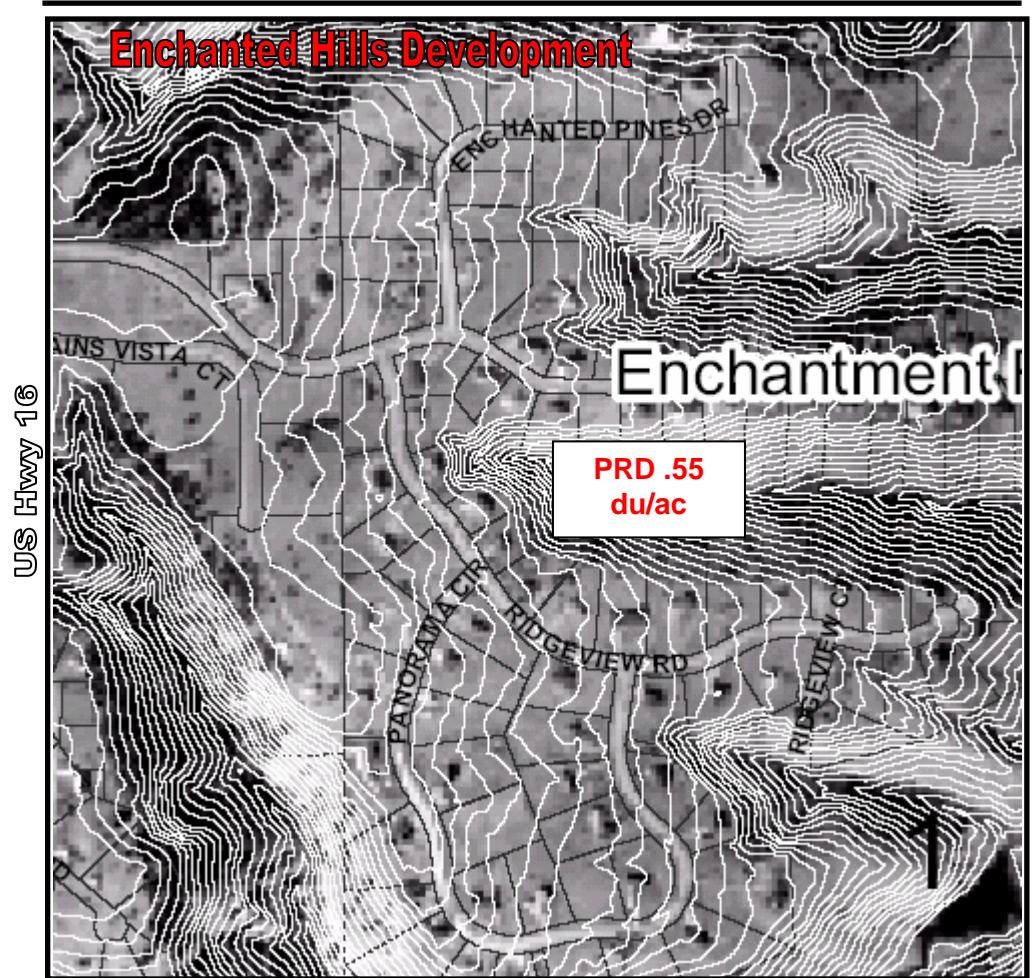


Exhibit D

Exhibit D shows a development (Enchanted Hills Development) with similar terrain as the land shown in Exhibit A. This land is currently zoned at .55 du/ac and has multiple access points, which reduces traffic congestion in and out of the development. The low dwelling units per acre in this area has preserved the natural beauty of the land and has also prevented the area from being over-built. Had this land been zoned at 4.8 or 6.7 dwelling units per acre the natural beauty of the land would have been destroyed and living conditions may have hindered the growth in this area. Instead the area continues to expand and is currently one of Rapid City's fastest growing and most attractive neighborhoods. This is what we would like to experience in our neighborhood as well.



Like others in our area, we chose the location for our home because of the natural beauty of the land and because of the homes in the surrounding areas. In the event that the current zoning proposal is approved we will begin making plans to sell our home to avoid the significant negative effects on home market values and to maintain a high quality of life.

Although we do not want to prevent developers from building in the area, we do want the growth to be well planned and to be in the best interests of the people that have made the area what it is today. This is why we support a "smart growth" plan, similar to what has been presented to the Council by Casey Peterson. Many of our neighbors have expressed similar concerns and also support a well-developed plan in determining the future development of Rapid City. We feel that all parties involved in the US Highway 16 development would significantly benefit from conducting additional in-depth studies and doing more analysis on the effects the current proposal will have on the area and its current and future residents.

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

From: "kerry papendick" <kerry@rap.midco.net>
To: <councilgroup@rcgov.org>
Sent: Saturday, January 15, 2005 7:20 PM
Subject: Highway 16 Land Use Plan

> Dear Rapid City Council Members,

>

> Of course, by now you know my position on the proposed amendments to
> the Highway 16 Land Use Plan. I would like to again voice my concerns
> and hope that you will make the best decision not only for this area
> of concern but for the entire city of Rapid City.

>

> 1. Please designate the zoning of the proposed Hyland Park
> development to be 2 du/acre. I base this request on a) the problems
of traffic congestion, sewage and need for city services to be provided
to this area of spot development, b) the developers have not had to
> "compromise" to fit into the area. The area is presently zoned 1
du/3 acres, the proposed amendment calls for 2.5 du/acre, which could
be interpreted to 7.5 du/ 3 acres. I guess I do not see the
"compromise".

> I would also like to see greenspaces, bike paths, and parks in this
> area. Please consider zoning as 2 du/acre.

>

> 2. Please designate the zoning along Highway 16 a as
Neighborhood/Office Commercial as opposed to general commercial. I
truly believe that this area can retain its beauty and have smart
development happen along the corridor. This is not an "in my backyard
issue" - my husband and I have almost 250 acres as a buffer from this
development area. I feel that this decision on development will affect
Rapid City forever - once the wrong type of development is allowed -
this Corridor is gone. I also feel that certain retail businesses
allowed on the Corridor will negatively affect the downtown tourist
business.

> Also we all know that if the general commercial zoning is allowed,
and large retail businesses are built, that its not the building itself
> that will be the demise of the area, it is all that is created
because of the building and the other retail development that it
fosters. I do not feel this is the type of development best suited for
this unique area. On the plateau area of the Corridor, could you apply
the type of zoning that would allow low rise, landscaped buildings with
> stipulations on maximum square footage? Again, please consider
> Neighborhood/Office Commercial here.

>

> 3. Finally,traffic, traffic, traffic! Because of Rapid City's rapid
> growth, you need timely and correct studies to make your decisions.
> The time taken to implement the proper studies will be time and money
> well spent on Rapid City's future. If the current traffic studies
are not answering your questions, please delay your decisions until you
> have the answers.

>

> Your hard work and careful consideration will affect this area and
> Rapid City for its lifetime.

>

> Respectfully submitted,

> > Kerry Papendick

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

From: Casey Peterson [mailto:casey@caseypeterson.com]
Sent: Sunday, January 16, 2005 3:39 PM
To: tom.johnson@rcgov.org; jean.french@rcgov.org;
sam.kooiker@rcgov.org; tom.murphy@rcgov.org; karen.olson@rcgov.org;
bill.waugh@rcgov.org; ray.hadley@rcgov.org; ron.kroeger@rcgov.org;
malcom.chapman@rcgov.org; Bob Hurlbut; planning.commission@rcgov.org
Subject: FW: RC Journal Letters to Editor 1-16-05

Dear Council members:

I thought this was a good article unsolicited from an interested stakeholder pointing out one of the issues smart growth will address.

Casey

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

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

From: Scanner [mailto:scanner@caseypeterson.com]
Sent: Sunday, January 16, 2005 3:27 PM
To: Casey Peterson
Subject: Scanned Document

This document was digitally sent to you using an HP Digital Sending device.

Letters

Where are the parks?

This is the only city I've ever been where there are real estate agents on billboards. Why is that?

The heavy influence of realtors on our community is very damaging. Look at what is absent from much of the new de-

**More
letters
Page A5**

velopment taking place. With all the new residential growth, how many new parks have we seen added?

I live in Valley — not one park. Where are the parks and green spaces in the Southside plans? We get a bike path (read: sidewalk) around a little bit of water?

When I see big sections of our city without green spaces, parks, places for people to interact (necessary to making a city enjoyable), that makes me certain of a couple things. One, the development we are seeing is purely profit-driven, because land set aside for parks doesn't make developers money. Two, our city planning committee isn't considering development in a way that benefits the very people living in the communities themselves.

We might then wonder: who influences our city council? True, development is a reality. But we can help determine "how" it happens and make sure that it, in fact, benefits all of us, not just the faces on our billboards.

JOSH PAVERUD
Rapid City

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

From: "Casey Peterson" <casey@caseypeterson.com>
To: "tom.johnson@rcgov.org" <'tom.johnson@rcgov.org'>;
"jean.french@rcgov.org" <'jean.french@rcgov.org'>;
"sam.kooiker@rcgov.org"
<'sam.kooiker@rcgov.org'>; "tom.murphy@rcgov.org"
<'tom.murphy@rcgov.org'>;
"karen.olson@rcgov.org" <'karen.olson@rcgov.org'>;
"bill.waugh@rcgov.org"
<'bill.waugh@rcgov.org'>; "ray.hadley@rcgov.org"
<'ray.hadley@rcgov.org'>;
"ron.kroeger@rcgov.org" <'ron.kroeger@rcgov.org'>;
"malcom.chapman@rcgov.org" <'malcom.chapman@rcgov.org'>;
"planning.commission@rcgov.org" <'planning.commission@rcgov.org'>;
<bob.hurlbut@rcgov.org>
Cc: <JKBMK@enetis.net>
Sent: Sunday, January 16, 2005 6:30 PM
Subject: Highway 16 land use plan

Ladies and Gentlemen:

I have attached two letters-one on your upcoming meeting on the Land Use Plan and another on the background starting from the county application for rezoning that was denied up through the current proposal.

Thanks for your time and attention to this matter. If there is anything else I can provide, please let me know.

Casey C. Peterson, CPA, AEP
President
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CPA's and Financial Advisors
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Rapid City, SD 57701

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

From: Scanner [<mailto:scanner@caseypeterson.com>]
Sent: Sunday, January 16, 2005 6:19 PM
To: Casey Peterson
Subject: Scanned Document

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January 16, 2005

Rapid City Council Members
CSAC Building
Rapid City, SD 57701

RE: South Highway 16 Corridor Study

Dear Ladies and Gentleman:

I applaud your efforts to study and make an informed and wise decision on the above issue. You are correct to feel that there are many issues involved. The Planning Commission and the Future Land Use Committee, as you know, had many meetings on this study.

The following are the issues that have been discussed as problems for the South Highway 16 Land Use Plan.

1. **Extension of City Services:** The development along the fringe areas of the study areas will cause costs for extending city services. The area under development pressure is 2 miles from any other comparable development. These services include sewer and water. The City staff has indicated that there will be a reservoir necessary on the south portion of the study area, west of proposed Hyland Park and east of Highway 16. The sewer from any major development will cause early upgrade of downstream sewer mains because they are not big enough. Fire and Police, along with Street Maintenance, will also have to be provided. Major commercial sites require anywhere from 200 to 300 calls for service from the Police each year. What are the costs of all these services?
2. **Safety Concerns for Traffic, Congestion, and Access to Business:** There is a limited amount of access to Highway 16. With the major growth of the City coming in this area and the restrictions for access by Dept of Transportation, the development in this area needs to be reasonable to maximize safety of citizens and minimize congestion and the loss of value to tourist businesses.
3. **Densities and Zoning:** How the area is zoned and how dense it is allowed to be will impact the traffic, safety, and congestion problems. This is exacerbated by only having 2 access points from Highway 16 on the east and 2 on the west side.
4. **Preserving the Gateway to the Black Hills:** The beauty of this area is a perfect and natural transition to the Black Hills. There is a need to preserve this with smart development, reasonable building codes, providing parks, greenspace, bike paths, environmental studies, protect drainage basins, etc. so the natural beauty is preserved.

Current Supply of Residential and Commercial Properties

There is an adequate supply of lots at the moment. The build out of SW Connector and South Robbinsdale areas, both of which are just north and contiguous to Highway 16, have the following potential for 4,585 additional properties:

Year	2025	2090
S Robbinsdale	+1,340	+978
SW Connector	+563	+1564
Total	+1,903	+2,542

The source for this data is the Neighborhood Studies conducted by Growth Management.

Per City and County building departments, the number of permits last year were City 322 and the County 219 with another 80 town home permits for a total of 621. At any one time, per the City Growth management, there are 1,000 to 1,200 lots in the layout, construction, or for sale status. Thus, there is probably 18 months supply in the pipeline.

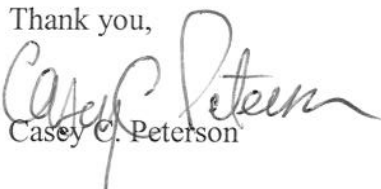
Currently there are large commercial developments existing or proposed in the following areas:

1. Black Hills Estates at 5th and Catron
2. Anamosa Crossing West of Menards
3. Proposed Shopping Development West of Berry Patch at I-90
4. Elk Vale Development at I-90
5. Plum Creek

For you to take the time to resolve the above issues is not hurting the welfare of the community and a wise and valuable exercise. We believe that studying Rapid City's growth management assets, philosophy, and how to apply smart growth will pay dividends well into the future. We ask the Council to have the courage to make this step. City assets will better utilized, neighborhoods will be preserved, key corridors-gateways will be preserved, park lands will be maximized, financing of extension of public facilities will be more efficient, and the cost of unmanaged growth will be minimized.

I think you will find there is general support for the better utilization of City assets and for wise development. I am also sending you another letter on the background of how we became active on this subject. I think knowing what the background has been will help you reach the best decision on the plan.

Thank you,


Casey C. Peterson

January 16, 2005

Rapid City Council Members
CSAC Building
Rapid City, SD 57701

RE: South Highway 16 Corridor Study

Dear Ladies and Gentleman:

This is the letter I referred to that provides background on the Highway 16 Land Use Plan.

The Planning Commission and the Future Land Use Committee, as you know, had many meetings on this study. Their decisions were not static and changed a lot, even up to the last meeting. For background information, please allow me to briefly outline the history of the Land Use Plan, proposed developments, and citizen input.

Beginning of Proposals

In the spring of 2004, it was becoming apparent that there were plans for development along and in the area of South Highway 16 with rumors of a "big box store" and a housing development. In June of 2004, the County mailed notices to area neighbors. Hart Ranch wanted to break up its PUD (Planned Unit Development) and create multiple zoning areas. The area south of Sammis Trail was to go from the PUD started in 1983 to a Suburban Residential District. We objected due to the fact that since 1983 as a part of the PUD conditions, they had been committed to 300 homes on 1100 + acres or, in other words, 1 dwelling unit on 3.8 acres. Ultimately, the County Planning Commission said it would either deny the proposal or Hart Ranch could table it. Hart Ranch asked that it be tabled and then decided to withdraw it around June 25th.

City Annexation and Rezoning

On June 24th, the Hart Ranch started action to annex the 120 acre portion of the above PUD known as Hyland Park. We went to the Planning meetings to voice our concerns, ask for delay to study, and for the City to allow for landowner input. The Comprehensive Land Use Plan was to be approved in June without the landowner input that was promised in the City's traffic and access study issued in April, 2003. The delay was granted, and since then there have been numerous meetings on South Highway 16 development and the future land use plan. Landowner and citizen input were taken up as well as the input of the developers. The result has been what has come before you.

The residents of Highview Subdivision (the 7 families living there) have gone from asking for 1 home per 10 acres down to 1 home to 5 acres down to 1 home per 3 acres to saying we would consider 2 homes per acre. The developer has started with 2.5 homes per one acre and has not varied it once. They have been asked by the Planning Commission and the Future Land Use Committee to take the time allowed and discuss compromise with the neighbors. This has not happened. We have offered two ideas of layout with a few less homes to give the area a more blended appearance among our properties that lie on three sides of it. Nothing has been said or done in response.

When we moved there, the Comprehensive Plan in effect was Park Forest, or 1 home per 5 acres, and the County PUD, as filed by Hart Ranch, was 1 home per 3.8 acres. We have relied on these representations for over 25 years! There should be more consideration for the current landowners and neighbors.

Support for Smart Growth

It has been quite apparent that people in the community and this neighborhood are concerned about developing this area with prudent proposals and with the objective to protecting the natural beauty, open space, etc. The comments have been overwhelming in support of this (both written and oral) in all of the meetings. If you review the record of the planning meetings, the comments against uncontrolled development run in the area of 10 to 1, with most in support of smart growth. Introduction of Smart Growth principles have been a part of the discussions and desires of your constituents. What has started out as a proposal of development in a small area that impacts existing homeowners and landowners now has come around to concern for development of fringe areas of the City. The questions are how should the City grow, where should it grow, and how should it grow reasonably. This is a dramatic change in direction from the questions regarding one or two proposed developments. This is a very important transition for the City of Rapid City because now the right level of questions are being asked by constituents and you, their representatives! Thank you for taking these issues seriously!

Adequate Supply

Your own Neighborhood Studies for the SE Robbinsdale and SW Connector neighborhoods say there is adequate supply of residential lots until approximately 2100 before they reach build out. The comprehensive plan addresses the objective of meeting the general welfare of the public and the City. The issue of the general welfare of the Citizens and stakeholders of Rapid City should not be forced by actual development proposals but by prudent study.

Comprehensive Land Use Plan

South Dakota Law requires that the City make careful and comprehensive studies and surveys. Passing a land use plan without making it a comprehensive plan is fraught with the types of problems we have pointed out. SDCL 11-6-15 requires “In the preparation of the Comprehensive Plan, the Planning Commission *shall make careful and comprehensive surveys and studies of existing conditions and probable growth* of the municipality in its environ. The *Plan shall be made* with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality, *which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare*, as well as efficiency and economy in the process of development.” Emphasis has been added to the SD Law that obligates the City to conduct this study. In fact, SDCL 11-6-7 provides in part that “the City Council may also contract with City planners, engineers, architects and other consultants as well as federal, state, and local agencies as it may require.” What surveys and studies have been made to meet the requirements of the statute? Has the City Council authorized the retention of planners, engineers, architects, or other consultants to study the area and assist in its duty to make careful and comprehensive surveys of existing conditions and probable future growth? We encourage you to do so with effort that is worthy of a beautiful environment like Rapid City and the Black Hills.

If you look at Sioux Falls land use plan (<http://www.siouxfalls.org/planning/subpage.asp?ID=1007>) you will see they understand, have studied, and report on **all areas of the city** in their comprehensive plan for 2015. This includes studies of all drainage basins, city image protection, area schools, parks and open space, rural development plan, public facilities and neighborhood protection plans, transportation and public utilities

expansion plans, and growth areas and phasing plans. They rank areas by desirability of development and restrict development from the inside out. This is an excellent example of what the constituents are looking for and what the SD statutes require.

We think that taking the time to study this area and the whole city would be prudent. When you include the developments at the Elk Vale Road I-90 Street Exit through the intersection of Catron and Highway 16 along the SE Connector, as well as the developments taking place at the East North Street Exit and related areas, you are looking at 4 major commercial developments and in excess of 1200 homes! The residential development does not include the aforementioned potential supply already in South Robbinsdale and the SE Connector areas! There are major commercial shopping proposals located between Berry Patch campground to the east and the Mall and Wal Mart to the west, Anamosa Street Crossing west of Menards (under construction), Black Hills Estates at 5th and Catron (under construction), and at I-90 and Elk Vale Road (under development and construction). How much more can the City support and what are the costs of extending into outlying areas like South Highway 16 that have little infrastructure? What will be the impact on the City Center commercial areas? Is this type of spot development really promoting the general welfare?


Already in the Highway 16 area, there are concerns about extending sewer, water, and the impact on traffic and related development of streets. The Growth management staff reports on Hyland Park already are saying a reservoir will be necessary West of this area. The sewer at first examination cannot take additional development without major upgrade downstream. The street plan is in a state of flux and the traffic study of 2003 may not be adequate. As said before, the street plan shows only two major north south roads between Catron Boulevard and Spring Creek Road and only 2 connections from Highway 16 having 7 roads funneling into them from Highway 79! How will the traffic from the west (Sheridan Lake, Countryside, Red Rocks, Moon Meadows, Autumn Hills, Wildwood, Springbrook Acres, etc.) coming into just two points on South Highway 16 be handled? Has the City studied this area as well to keep problems at a minimum? The traffic study from April 2003 could not have included the possibility of a huge commercial development being discussed and the impacts of the connector streets coming from the Heartland Express to connect to the restricted access points allowed on South Highway 16. Can the City afford to construct and maintain the minor streets that will be necessary to avoid the traffic problems anticipated for the residents of Highview and Hyland Park? What will you do to guarantee the safety of these residents if the traffic is not managed well?

Major commercial developments have huge impacts on calls for service for the police. Please see the attached chart on the number of calls demanded by the top commercial development areas. Can the police provide the services necessary? What will they cost?

We think that the prudent thing to do is to do a smart growth study of this area, as well as the whole city, so future development will protect our environment, our beauty, and yet provide for progress under responsible development.

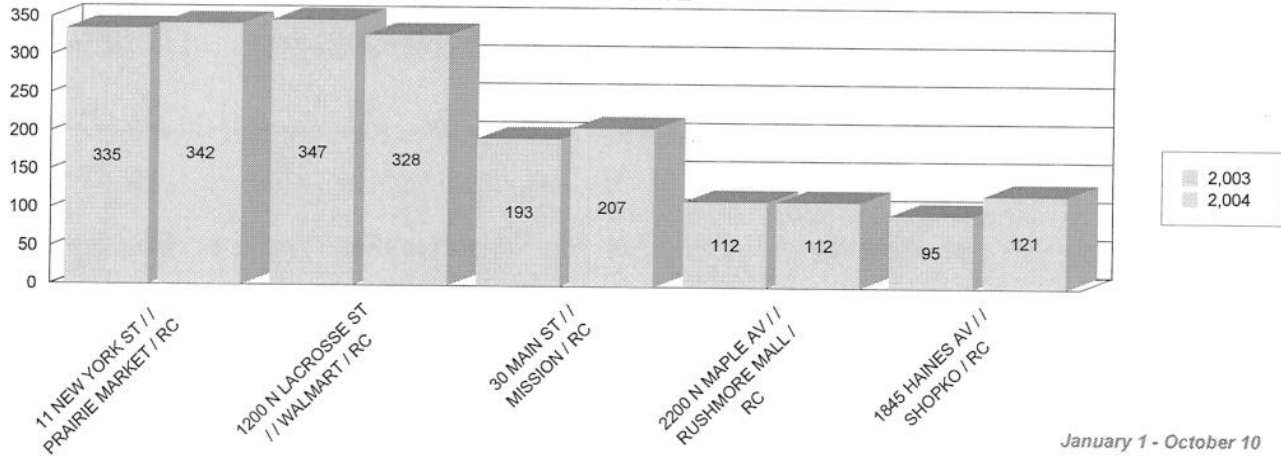
Thank you.


Casey C. Peterson

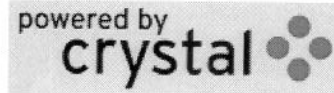

Kathryn A. Peterson

CALLS FOR SERVICE BY LOCATION

YEAR TO DATE



January 1 - October 10



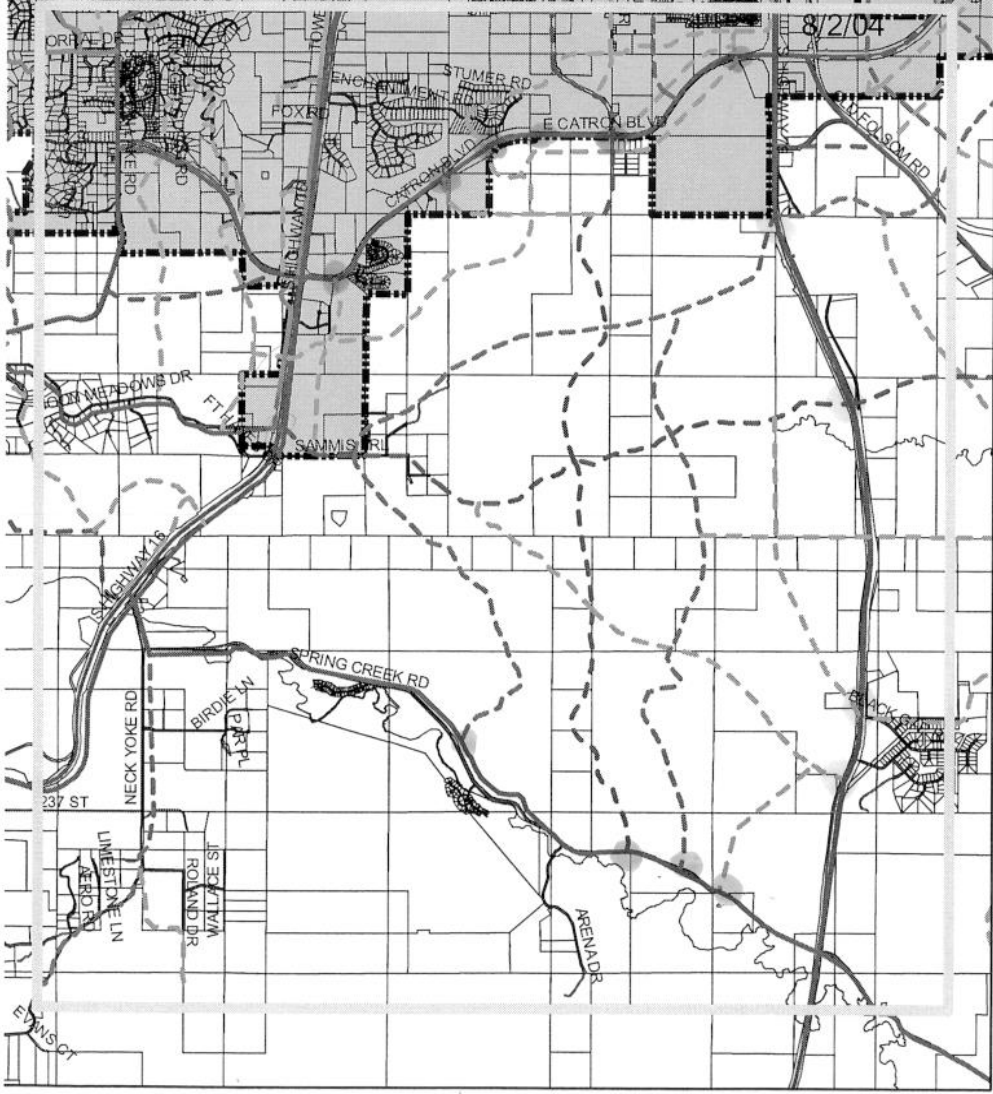
YEARLY COMPARISON OF CALLS FOR SERVICE DATA TOP 5 LOCATIONS

LOCATION	PERCENT OF CALLS	# CALLS
11 NEW YORK ST // PRAIRIE MARKET / RC	.7%	677
SHOP		167
DRUNK		105
DIST		73
ASLT		45
TRES		38
Others		249
1200 N LACROSSE ST // WALMART / RC	.7%	675
SHOP		124
ACC		76
911		74
ACCHR		44
THEFT		41
Others		316
30 MAIN ST // MISSION / RC	.4%	400
DRUNK		176
DIST		48
UNSUB		33
OTHER		11
TRES		11
Others		121

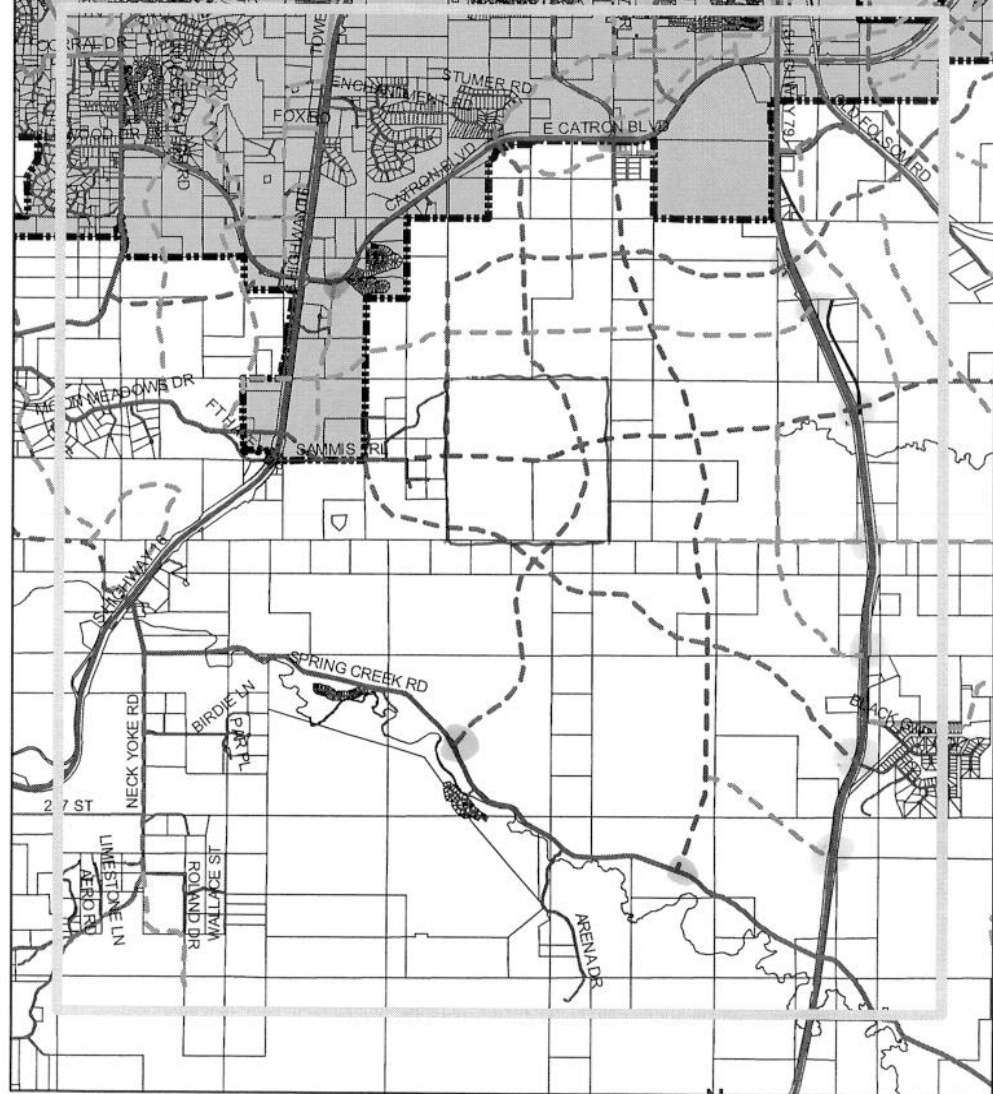
**YEARLY COMPARISON OF CALLS FOR SERVICE DATA
TOP 5 LOCATIONS**

LOCATION	PERCENT OF CALLS	# CALLS
2200 N MAPLE AV // RUSHMORE MALL / RC	.2%	224
911		80
THEFT		14
DIST		12
VCOMP		12
ACCHR		11
Others		95
1845 HAINES AV // SHOPKO / RC	.2%	216
SHOP		70
911		38
THEFT		17
SUSP		10
ACC		9
Others		72
Others	97.6%	89,164
DIST		8,171
911		6,361
ACC		4,740
SUSP		4,096
THEFT		3,546
Others		62,250
TOTAL # CALLS:		91,356

Existing Major Street Plan
Area of Map Revision



Proposed Major Street Plan
Area of Map Revision

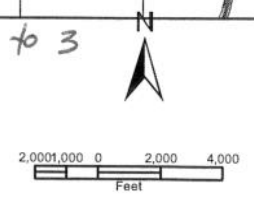


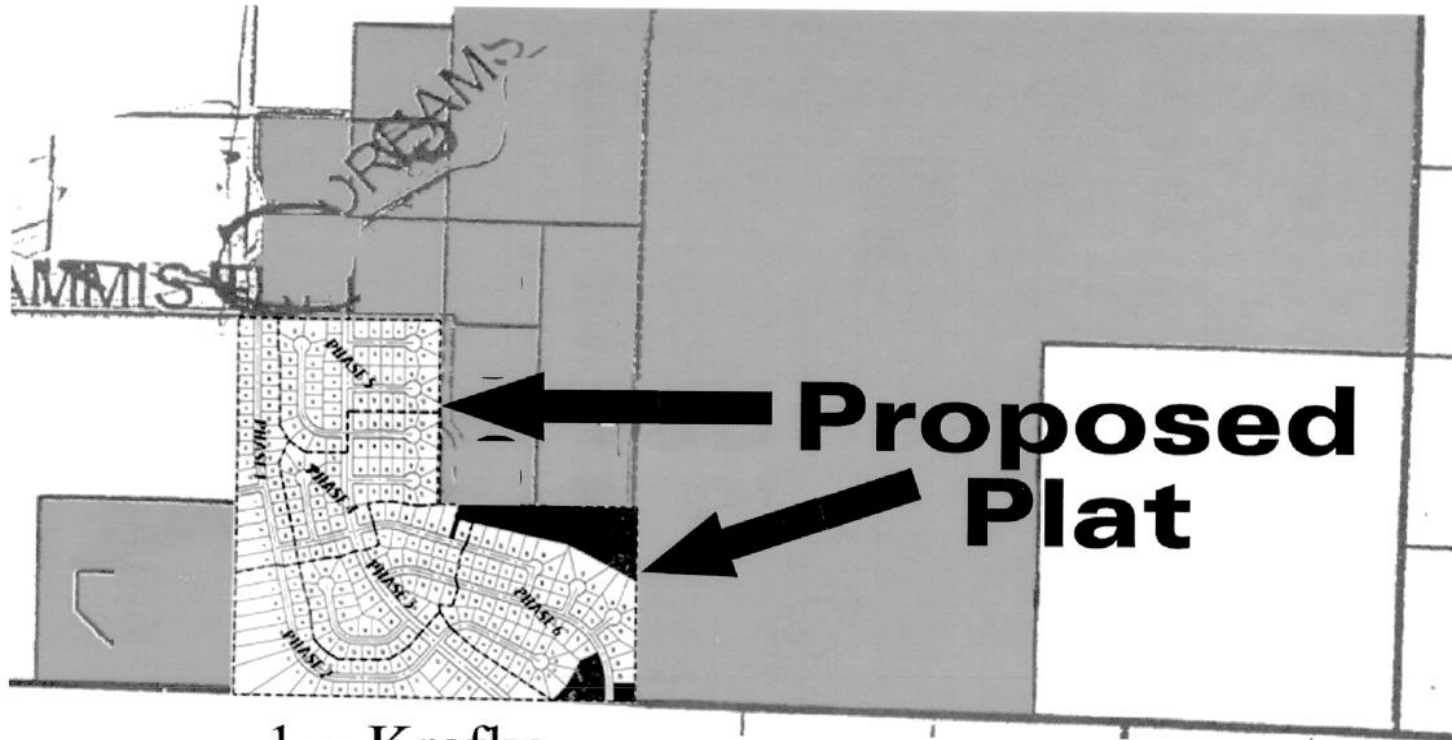
04CA060
Amendment
to the
Major Street Plan

= 4 to 2
 = 4 to 7

Major Street Plan			
	Principal Arterial		Proposed Principal Arterial
	Minor Arterial		Proposed Minor Arterial
	Collector		Proposed Collector

= 6 to 3





- 1 = Krafka
- 2 = Liberty Baptist
- 3 = Peterson
- 4 = Paschke
- 5 = Papendick
- 6 = Giardino
- 7 = Mestad
- 8 = Johnson



- BLOCK 1 = 12 LOTS
- BLOCK 2 = 25 LOTS
- BLOCK 3 = 62 LOTS
- BLOCK 4 = 47 LOTS
- BLOCK 5 = 86 LOTS
- BLOCK 6 = 24 LOTS
- BLOCK 7 = 45 LOTS

TOTAL = 301 LOTS

- PHASE 1 = 35 LOTS**
- PHASE 2 = 43 LOTS**
- PHASE 3 = 54 LOTS**
- PHASE 4 = 51 LOTS**
- PHASE 5 = 52 LOTS**
- PHASE 6 = 66 LOTS**

TOTAL = 301 LOTS

SCALE: 1"=400'

Developer's PARK

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

From: [Lawrence Rick](#)

To: mayor@rcgov.org

Sent: Wednesday, January 19, 2005 10:05 AM

Subject: hy l6

To Whom It May Concern: I wish to express my opinion regarding the development along Hwy 16 - particularly the "rumor" of another Walmart Supercenter locating in that area. From post-college until retirement, 42 years later, my husband and I were in private businesses - both retail and services - in Beresford, S.D. (pop. 2,000) . In retirement, we travel throughout the U.S., in leisure fashion. We have a "game".....after touring Main Street and the business districts of small cities, we try to guess IF or WHERE the Walmart store is located. Sad to say- after noting empty buildings, numerous 'for sale' signs on store fronts, and small 'transiet' shops....we often discover a large Walmart store built on the edge of town. I feel we are 'doing our share' in supporting one Supercenter - making it one of the most successful retail and grocery centers for Walmart in the country. Please do not say "Seniors" need and want another Walmart in Rapid City. Most of us would much prefer supporting our present businesses and grocery stores - maintaing the attractive and unique atmosphere of our downtown business district and maintaining present businesses in Baken Park, the Rushmore Mall, and other business locations. Thank you for your attention: Kathy Rick (399-3699 3018 Country Club Ct. Rapid City, S.D. 57702 Question.....how many segregated, rural cities, 60,000 pop.'like Rapid City, are presently accomodating two Walmart SuperCenters????

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

From: Diane Stephens [<mailto:sunny.stephens@rcas.org>]
Sent: Thursday, January 20, 2005 10:39 AM
To: mayor@rcgov.org
Subject: Highway 16 Land use

Mayor Shaw and Rapid City Council Members

Having just read the mission statement of the Rapid City Council, the word "oxymoron" comes to mind. I'm not sure you can fulfill all those things and keep everyone involved in development matters happy. I bought a 10-acre tract 20 years ago, rather than a single lot, for the sole purpose of being in an area that was going to continue to be very low density. At present, I am being surrounded by one development after another, saturating the once quiet evenings with streetlights, and additional traffic sounds. It seems that rezoning can change one building per ten acre tract to ten buildings per ten acres with little consideration of the original neighborhood density plan.

Highway 16 is the Gateway to the Black Hills. It is bad enough that the views along the drive are permeated with billboards and obtrusive lighting. Years ago when many citizens felt that the appropriate location for the Journey Museum would be along Highway 16 because it led to many of the very places represented in the collection, this highway was apparently not good enough for a world class museum. Now this highway, and the adjacent parcels of land, have become prime fodder for historically unrelated businesses and high density residential housing.

I can envision driving west up Catron Boulevard on the new bypass highway, cresting the top of the hill to join Highway 16 and having to drive through a sea of concrete buildings, streetlights, signs, homes and congestion before the horizon of the Black Hills, let alone the peaks, are open to view. The profile of the Black Hills are part of its excitement...why not let our visitors experience that terrific view ALL the way from the Interstate to the forest.

There is an old saying that "Nature abhors a vacuum" - so how about letting Nature continue to fill the voids as it has always done. If development MUST be allowed, then ratio the plans to 1:10 {one building per ten acres}. The Smart Growth concept should take into consideration that there is nothing 'wrong' with the way Nature has managed the land all these years in providing a lovely entrance to our Black Hills.

Any land located in the Black Hills Fire Protection District needs more than just protection from FIRE!!!

Thank you for your consideration,

Ms. Sunny Stephens
4770 Enchanted Pines Drive
Rapid City, SD 57701

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

From: Reone [mailto:reone@rap.midco.net]
Sent: Thursday, January 20, 2005 9:21 AM
To: councilgroup@rcgov.org
Subject: January 24 Highway 16 Work Session

Mr. Mayor and Council Members

I urge you to re-visit the access proposals as put forward by the SD DOT in the "US 16 Corridor Study" of March 2004. While it is no doubt the DOT's "primary function to convey traffic safely and efficiently", the proposal to create an "expressway concept" for Highway 16 is in total disregard of the negative economic impact on adjacent businesses, landowners, and the City of Rapid City.

A reasonable speed limit of 45 or 50 mph, coupled with short turning and merge lanes at existing intersections, would accomplish the goals of DOT and preserve existing and future economic values along this section of Highway 16.

I would be happy to discuss at length or answer any questions. Your serious consideration of this situation is sincerely appreciated.

Conrad and Reone Rupert, Black Hills Maze (14 years)

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

From: "Tenglin, Richard" <rtenglin@rcrh.org>
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>
Cc: <mayor@rcgov.org>
Sent: Friday, January 21, 2005 4:52 PM

Dear All,

I urge you all to delay implementation of the Highway 16 Land Use Plan.

I am against the plan as it stands, and know that most of us who actually live in the affected area are against it.

I have voiced this opinion in a letter, have attended one of the meetings (where nothing got accomplished!) and will continue to follow this issue.

VR
Richard Tenglin
4780 Enchanted Pines Dr.
Rapid City, SD 57701

From: Hani Shafai [mailto:hani@dreamdesigninc.com]
Sent: Sunday, January 23, 2005 11:30 PM
To: 'councilgroup@rcgov.org'
Cc: 'Elkins Marcia'; dshultz@lynnjackson.com
Subject: South HWY 16 Future Land Use Plan

Honorable Mayor and Members of the Council:

On Monday night, you will be on the way to finalizing your decision on the Future Land Use for South HWY 16. Your decision will not only affect the lives of the people who currently live in this area or the developers who are trying to make a living developing it, but your decision will impact the lives of many citizens, those who live south along HWY 16, and the visitors to this beautiful land. Your decision will also impact the cost of affordable housing within this community and will also leave a mark in the landscape. The plan is labeled a "future land use" impacting the future generations more than those of today.

The proposed 4.8 DU/ Acre proposed for the 160 acres owned by Mr. Shultz are consistent with those approved on properties of similar topography and less than the 6.7 DU/Acre proposed on the land of similar topography to the east.

The proposed Hyland Park Subdivision can be accomplished with some changes to the layout to satisfy the surrounding land owners without compromising the 2.5 DU/ Acre overall density of the development.

I have attached some information that supports my argument on behalf of Mr. Shultz and Hyland Park properties.

I share some of the concerns raised, but most can not be addressed at the level of a Future Land Use plan, and are typically addressed during the design stage where issues are looked at in a more detail manner.

I hope you find the information attached is of help to you in making your decision. I pray that we will be guided to the good of our community and its future generations.

Sincerely,
Hani Shafai, PE

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

From: <pnjuecker@rap.midco.net>
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: Saturday, January 22, 2005 7:45 PM
Subject: Highway 16 comprehensive land use plan

>> Mayor Shaw and Council Members,
>
> Please see the attached letter. It addresses my concerns in
reference
> to
> the
> Highway 16 corridor expansion.
>
> Thank you
> Jeff Uecker
> 347 Enchantment Road
> Rapid City, SD
> 57701

TO: Mayor Shaw
Rapid City Council Members

DATE: January 22, 2005
RE: Highway 16 Comprehensive Land Use Plan
FROM: Jeff and Patty Uecker

Mayor Shaw and Council Members;

I am writing this letter to inform you of my concerns about the planning and decision making associated with the Highway 16 Comprehensive Land Use Plan. I am concerned about the future of Rapid City and the appropriate allocation of our funds and other available resources.

It is vital that you consider safety in any decisions that you make. Access along Highway 16 and the Highway 16 Truck Bypass, Catron Boulevard, is already stressed. Expansion of traffic in this area will only increase the possibility of unsafe conditions.

I believe that if we have funds and resources available that they should be appropriated to enhance a long-term gain for our city. As an example, manufacturing and tourism have the potential to bring substantial income into this community. I have worked in the manufacturing sector of our community since 1984 therefore I can ensure that this type of industry promotes economic advantages in many ways. The majority of jobs in the manufacturing industry pay well and often times provide good benefit packages to their

employees. This option to me appears to be a more beneficial option than expending our funds and resources on industries such as retail. Retail related employment simply does not provide the financial opportunities and stability that are offered by other industries.

I question whether tailoring this Highway 16 expansion to retail is the best long term alternative. Retail normally does not provide the opportunities that other industries can. Much has been said about building a Wal-Mart along the Highway 16 corridor. My opinion is that to build another Wal-Mart does not grow our city. It only provides a different Wal-Mart for people to shop at. Our citizens will spend the same amount of their income, just at a different location. This is not growth, it is relocation of existing retail spending and associated tax revenue. Instead we should concentrate efforts on improving the income opportunities in Rapid City.

I am not proposing that the Highway 16 corridor be used for industrial expansion. I am proposing that consideration is given to this type of expansion if and when city funds and resources can indeed finance expansion.

My wife Patty and I work hard to make a comfortable living in Rapid City. Each year the Federal Government taxes our income. Due to our income, we are not allowed to take full tax relief credit for childcare. We pay well in excess of \$4000 annually to Pennington County for property taxes. My daughter attends the same public school as lesser-taxed families. In addition to this, I have been told that lower income individuals can get relief from some of our local sales tax due to their lower income. My point is that we are already taxed substantially due to our income and in return I receive no better public education for my daughter, no better road maintenance and nothing else more than people paying much less in property tax and sales tax than we do. I strongly believe that future growth should not be related, in any way, to income. Please do not additionally tax my wife and I because we have worked hard to exceed the average income for the community.

All of you are elected officials, elected by responsible citizens. I believe it is time that you ensure you are making responsible decisions concerning the future of our citizens. Please do not let short term benefits outweigh those of more substantial long term benefits when deciding on the responsible growth of our city.

Our infrastructure is not necessarily strong now. I am not against growth, but I strongly believe that our elected officials are responsible in ensuring that the growth is responsible and that long-term planning needs to be an important consideration in the decision making process.

Thank you for your time and consideration.

Jeff and Patty Uecker
347 Enchantment Road
Rapid City, SD
57701

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

From: "chuck wendt" <cw@rap.midco.net>
To: <mayor@rcgov.org>
Cc: <tom.johnson@rcov.org>; <sam.kooiker@rcgov.org>;
<karen.olson@rcgov.org>; <ray.hadley@rcgov.org>;
<ray.hadley@rcgov.org>;
<malcom.chapman@rcgov.org>; <jean.french@rcgov.org>;
<tom.murphy@rcgov.org>;
<bill.waugh@rcgov.org>; <ron.kroeeger@rcgov.org>;
<bob.hurlbut@rcgov.org>
Sent: Sunday, January 23, 2005 11:29 AM
Subject: highway 16 development

> Dear council member

>

> My name is Chuck Wendt, and I live in the Whispering Pines area just
> outside the RC limits. I have received repeated mailings from a
group > called Friends and Neighbors for smart Growth. They do not
identify themselves in the mailings, so I dont know who they are. I
wanted to let you know that I read their letters, and they do NOT
represent me. According to their mailings it appears that they desire
"open spaces" and less development on the 16 corridor. I am concerned
about their view of the development being similar to development of
"open spaces" in the Boulder Co. area. I would rather see a Walmart
and business development in the corridor along with the increased jobs
and tax base than an open spaces plan. We must continue to develop RC
or we will loose employment opportunities for our youth.

>

> thanks for your time.

>

>

>

>

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

From: [Barbra](#)

To: MAYOR@RCGOV.ORG

Cc: tom.johnson@RCGOV.ORG ; jean.french@RCGOV.ORG ; sam.kooiker@RCGOV.ORG ; tom.murphy@RCGOV.ORG ; karen.olson@RCGOV.ORG ; bill.waugh@RCGOV.ORG ; ray.hadley@RCGOV.ORG ; ron.kroeger@RCGOV.ORG ; malcom.chapman@RCGOV.ORG ; bob.hurlbut@RCGOV.ORG

Sent: Sunday, January 23, 2005 2:13 PM

Subject: Friends and Nieghbors For Smart Growth

January 21, 2005

TO: MAYOR SHAW AND MEMBERS OF THE CITY COUNCIL

This is in answer to the questionnaire sent to me by the Friends and Neighbors for Smart Growth.

- 1. Extension of City Services.** City services are not of a concern to us as the water and sewer now go by our home.
- 2. Safety Concerns for Traffic.** At certain times of the day there is already traffic congestion so I see there would be no real changes. It is very difficult to get across the highway at times when people are going to the churches and also to the Spine Clinic during certain times of day.
- 3. Densities and Zoning.** There needs to be some answers to the zoning that is already in place. It is unfair for pastureland to be zoned commercial. What can be done to change this? Basically nothing as it has been brought to the attention of the commissioners and nothing was done.
- 4. Preserving the Gateway to the Black Hills.** I don't believe we need green space, bike paths, etc. The people want to be away from the city. Then this will detract from the beauty having all of this in place. This would only raise taxes more in the area. The building of offices, homes, etc. has already taken the natural beauty away so I don't believe this should be of a concern. We have lived here 30+ years and we haven't a choice. These people on the Smart Growth have moved in and taken away our beauty and raised our taxes out of control. We have no choice because of the development, but to have to put some of our property up for sale. These same people didn't think of that when they built, etc., so I see no reason not to let the developers continue. When we asked about the terrible increase in taxes in this area, the County Commissioners told us to sell it! Or buy all the land around you so no one can build on it. This would prohibit us from selling our land while our taxes continue to go higher each year. We could use shopping centers on this side of town also. There is nothing near us. The people who are selling this land are forced to do so because of high taxes put on by the people who have developed up to now.

Sincerely,
Bob Godfrey
7675 S. Highway 16
Rapid City, S. D.

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

From: [Pat Hahn](#)

To: [Bob Hurlbut](#) ; [Malcom Chapman](#) ; [Ron Kroeger](#) ; [Ray Hadley](#) ; [Bill Waugh](#) ; [Karen Olson](#) ; [Tom Murphy](#) ; [Sam Kooiker](#) ; [Tom Johnson](#) ; [Jean French](#)

Sent: Sunday, January 23, 2005 4:44 PM

Subject: Hwy 16 Study

Dear Council Members:

First we would like to thank you for taking the extra time to review the information submitted, and to think carefully about any decision you make regarding the areas under discussion. However you describe it, or by whatever nomenclature you call it, the time is right to make intelligent and careful decisions about the direction and growth of Rapid City. We need new housing, nut not an overabundance of new housing. We need new retailers and new restaurants, but in the appropriate areas. We also should not forget to take care of the older areas of the city, some of which are in dire need of sewer and street upgrades to remain viable. We also think the decisions made should be considered with an "even hand," and with thought to the existing residents of the area. We will continue to watch with interest as these projects move forward.

Pat and Mike Hahn

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

From: [Mollie O. Krafka](mailto:Mollie.O.Krafka)

To: councilgroup@rcgov.org

Sent: Sunday, January 23, 2005 7:38 PM

Subject: Highway 16 Corridor Long-range Plan

Dear Mayor and Council members,

We have lived just off of Sammis Trail since 1978. At that time, there were only three families living out here.

We own 40 acres which include a rocky hill and trees which overlooks Hart Ranch property to the east and south. In 1983, Hart Ranch agreed to a zoning of 350 houses on 1100 plus acres.

We are now faced with a long-range plan for rezoning and development that would be significantly different from the 1983 agreement.

We applaud the Council's decision to delay passage of a land use plan, and ask that you send it back to Growth Management to develop a thoughtful and truly comprehensive plan for the Highway 16 Corridor.

We urge you to undertake a study of how to properly develop the Corridor--free of the influence of recently proposed development.

We believe that the Highway 16 Corridor is the proper focus of future development, and fervently hope that the Council will not be swayed or unduly influenced by those who are primarily motivated by profit.

Sincerely,
Tom and Mollie O. Krafka

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

From: [Jody Javersak](#)

To: councilgroup@rcgov.org

Sent: Sunday, January 23, 2005 8:37 PM

Subject: Smart growth

Dear Mayor Shaw and Councilmembers;

I was born and raised in Rapid City and have spent most of my life here. Over the years I have seen much of what made our unique quality of life disappear. Where we once enjoyed a rural lifestyle---in spite of living in a city---we now have development in every direction and notoriously poor air quality . We've lost our wild and open spaces that were integral to Rapid City's character, and our views and vistas have become cramped by strip malls and cluttered with huge houses and crowded housing developments. Meanwhile the older areas of the city deteriorate, property values within the original city limits fall, and the burden of supporting expansion falls to the taxpayers.

I do not believe that we are destined to continue growth and development and that "you just can't stop it, it's going to happen". We have a choice. And if the choice is between a good quality of life and economic development, we should be preserving our real wealth and values. Let's not come to the point where (to paraphrase the old song) we "don't know what we've got 'til it's gone". It has to stop sometime---why not now?

Thank you.

Jody Javersak
713 Roubaix Drive
Rapid City, SD 57702
jjaversak@rushmore.com

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

From: [DEM](#)

To: councilgroup@rcgov.org

Sent: Sunday, January 23, 2005 11:46 PM

Subject: Highway 16 Land Use Plan

January 23, 2005

Tom Johnson, Sam Kooiker, Karen Gundersen Olson, Ray Hadley, Malcom Chapman, Jean French, Tom Murphy, Bill Waugh, Ron Kroeger, Bob Hurlburt:

Years ago, a former mayor told me that the original city was laid out incorrectly due to an error in the surveying. According to him, this was later corrected on the streets added when the city began to grow. So, that would explain why the center of the city is a bit off-kilter. It would also make the point that it is better to get it right the first time.

The issues re Hiway 16 and the surrounding area which are scheduled for discussion at the City Council meeting on Monday January 24th are all critical enough to deserve additional time for more in-depth study and discussion. I find it difficult to understand the need to make a decision that will have such a long-lasting effects on our city and its people without adequate time for that study and discussion. We need to get it right.

As a long-time Rapid City resident and a landowner of property off Catron Blvd, I am concerned about the effects of a plan that appears to seek development for development's sake. Our plans need to call for more than just housing and commercial development. Our plans need to include space for parks and recreation, they need to take into consideration ease of access and the effects of traffic congestion...especially when added to a traffic corridor which serves a most important industry for our community...tourism.

Decisions regarding development density, zoning, travel corridors, traffic impacts and possible major retail developments require a well-considered approach. A sure fact of life is that a rush to judgement often results in regrets at a later date. I believe we can all agree that we want to make sure that we are heading in the right direction before we begin the journey.

The decisions you make now will be measurable forever.

Thank you,

Dawn Mazzio
2708 West St. Patrick St.
Rapid City, SD 57702

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

From: Reimann [<mailto:ereimann@rapidnet.com>]

Sent: Monday, January 24, 2005 6:59 AM

To: councilgroup@rcgov.org

Subject: Smart Growth Planning tool kit

In a recent publication of the University of Wisconsin, it was noted that the state of Wisconsin passed a Smart Growth law in 1999 requiring communities to have a comprehensive land-use plan. UW has developed a web site to assist communities in this process and I thought that Rapid City Officials might have an interest in looking at it. (Some of the pages view best with Microsoft Internet Explorer)

http://planning.lic.wisc.edu/CPR/CPR_Home.htm

Erwin Reimann

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

From: jodie mader [mailto:jmader@rap.midco.net]

Sent: Monday, January 24, 2005 11:23 AM

To: councilgroup@rcgov.org

Subject: Smart Growth Highway 16 / Catron Boulevard

Importance: High

Dear Mayor and Council Members,

Please take into consideration at tonight's council meeting the Growth concept and or to delay the action for the proposed amendments until there has been adequate time and studies done to make a **very** informed decision as to how the growth and planning are implemented concerning Rapid City and the Highway 16 / Catron Boulevard Areas.

There needs to be areas for green space/city parks and recreation areas to meet the growing needs of families and adequate infrastructure of sewer/water/drainage for these areas as well as police force and fire protections. We also need to see that there are planned traffic patterns of how the traffic is to flow safely and effectively within the HIGH DENSITY areas in these proposed areas.

It is easy to jump in too fast for the sake of someone's pocket book regarding the sale of land and tax benefits to the city than to take the time to make decisions that will be more advantageous for the future growth of Rapid City. It can save the city money in the long run if things are done properly the first time verses having to redo what has already been done because of jumping the gun to fast and making wrong or poorly planned decisions!

So please take into consideration all of this at tonight's council meeting.

Sincerely,

Jodie and Duane Mader

1461 Edinborough Drive

Rapid City, South Dakota 57702

605-348-4333

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

From: Pat Hahn [mailto:patdocmike@rap.midco.net]

Sent: Sunday, January 23, 2005 4:45 PM

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

Subject: Hwy 16 Study

Dear Council Members:

First we would like to thank you for taking the extra time to review the information submitted, and to think carefully about any decision you make regarding the areas under discussion. However you describe it, or by whatever nomenclature you call it, the time is right to make intelligent and careful decisions about the direction and growth of Rapid City. We need new housing, but not an overabundance of new housing. We need new retailers and new restaurants, but in the appropriate areas. We also should not forget to take care of the older areas of the city, some of which are in dire need of sewer and street upgrades to remain viable. We also think the decisions made should be considered with an "even hand," and with thought to the existing residents of the area. We will continue to watch with interest as these projects move forward.

Pat and Mike Hahn

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

From: Mary Tyson [mailto:mary_tyson@lycos.com]

Sent: Thursday, January 20, 2005 7:50 PM

To: councilgroup@rcgov.org

Subject: Hwy 16 Land Use Plan

Mayor Shaw and City Council Members,

I am writing in regard to the Hwy 16 Land Use Plan. In your hands is an historical opportunity for Rapid City to plan ahead and set into place policies that can direct the future of Hwy 16, the Gateway to the Black Hills. Please look forward and provide the structure to growth that is smart and preserves the uniqueness of our area. I live not far from Hwy 16 and would like to see some forethought instead of catchup. Many times it seems like the development in this city is left up to the developers, whatever they decide is what we have to take care of. Many times they are not concerned about safety, densities, their impact on the whole community or esthetics. I would like to see all of you step up and have a vision for our City. Please set the stage for smart land use practices and preserve the integrity of our city here in the Black Hills for future generations. Thank you for your attention. Sincerely,
Mary Tyson

--

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

> From: DEM <<mailto:aurorasunshine@rushmore.com>>
> To: councilgroup@rcgov.org <<mailto:councilgroup@rcgov.org>>
> Sent: Sunday, January 23, 2005 11:46 PM
> Subject: Highway 16 Land Use Plan
>
>
> January 23, 2005
>
> > Tom Johnson, Sam Kooiker, Karen Gundersen Olson, Ray Hadley, Malcom
> Chapman, Jean French, Tom Murphy, Bill Waugh, Ron Kroeger, Bob
Hurlburt:
>
>
> Years ago, a former mayor told me that the original city was laid out
> incorrectly due to an error in the surveying. According to him, this
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> As a long-time Rapid City resident and a landowner of property off
> Catron Blvd, I am concerned about the effects of a plan that appears
> to seek development for development's sake. Our plans need to call
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> more than just housing and commercial development. Our plans need to
> include space for parks and recreation, they need to take into
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> congestion...especially when added to a traffic corridor which serves
> a most important industry for our community...tourism.
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> Decisions regarding development density, zoning, travel corridors,
> traffic impacts and possible major retail developments require a
> well-considered approach. A sure fact of life is that a rush to
> judgement often results in regrets at a later date. I believe we can
> all agree that we want to make sure that we are heading in the right
> direction before we begin the journey.
>
> The decisions you make now will be measurable forever.
>
> Thank you,
>
> Dawn Mazzio
> 2708 West St. Patrick St.
> Rapid City, SD 57702

Date: Mon, 24 Jan 2005 14:47:07 -0700
From: Darrel Dahl <skuld@rapidnet.com>
Reply-To: Darrel Dahl <skuld@rapidnet.com>
Subject: Highway 16 Planning
To: mayor@rcgov.org, tom.johnson@rcgov.org,
sam.kooiker@rcgov.org, ray.hadley@rcgov.org

1333 Panorama Circle

Rapid City, SD 57701
January 24, 2005

Dear Ladies & Gentlemen of the Council:

As representatives of the citizens of Rapid City, I feel a need to communicate with you my concerns for the Highway 16 corridor that will be the topic of a work session this afternoon. Since I have lived in Enchanted Hills 2 since 1988, I know that your decisions will affect me as a resident in this area. There seem to be several issues involved, some of which you have no control over and some that you do control.

1) Traffic is a major issue in this area. I realize that the State Highway Dept. has to deal with the real issues and your approval has already been given for their plans. With the advantage of personnel from the department at your meeting, I hope you will share our concerns and work with them to lessen the impact on the residents of this area. With the high volume of traffic that already exits on Highway 16, it is currently a problem to get out of our development at certain times of the day. This will only increase with the huge amount of homes you are planning south of our area. The future plan of a stop light at Enchantment Road will considerable help this problem if it isn't too far in the future. So far no time frame has been stated in the information sessions.

2) There has been talk of the developers bearing all the costs of development for Hyland Park and the Schulz/Butler property developments, just as all the delopers are supposed to be doing.. If this is true, why did the council vote to increase the city sales tax by \$.16 through 2008 to finance sewer projects? It would seem that the increase in rates would cover the additional labor and ongoing costs without increasing taxes on everyone including the tourists. What about the other city services? We became part of the city in 1998, but have yet to receive some of the city services (garbage & sewer). If Marsha's comments regarding sewer deveopment were accurate, we won't be receiving them until after all the new developments have received that service.

3) To me it would seem that your planning/work session should also include a member or members of the school board. If you are do allow zoning for 2.5 homes in Hyland Park and 4.8 on the Schulz property, there would be a significant impact on the schools in this area. Wouldn't it be reasonable to allow them to plan for these increases in their forecasts for schools? It takes time and planning on their part to get new schools built in time for the influx of students from these homes.

4) On the issue of Walmart moving into the area of Moon Meadows Rd. and Highway 16, I am definitely not in favor of another Walmart to add to the traffic problems. Not only do you have the issue of increased traffic, but their policies of allowing all the motor homes to park in their parking lot free would be detrimental to all of the campgrounds in this area. It would mean loss of several more businesses. Is another Walmart worth it and can a community this size support another Supercenter without losing a lot of other businesses.

5) On the zoning for the two developments that were discussed at the planning board and city council meetings, it would appear that the realtors and developers seem to have more influence with the council than the citizen that live in the area. Tom Johnson's comment after the last meeting on Jan. 10 to the effect that we should allow the developers some leeway with the numbers of homes in the development and that Haney from Dream Design would look make it all right says that he has the responsibility not you as a council. Since he works for the developers in each of these instances, what would make him limit their potential for profit? It is the council's responsibility,.

There have been several discussions over time as we watch the continued development around this area. Many people have stated that they would rather see developments where the homes are on larger lots so they are not sitting on their neighbors' doorstep. If you would look at developments like the "old" Enchanted Hills where our lots are closer to one home per acre, I think you would find the aesthetic is better preserved by this approach than multiple homes per acre. If what we offer the tourists for a view is more homes crowded together just like they left behind, why would they bother coming to see our "natural beauty."

Thank you for allowing me to have my say on this issue. I do appreciate all your efforts on behalf of our city.

Sincerely yours,

Diane M. Dahl

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

From: Hani Shafai [mailto:hani@dreamdesigninc.com]

Sent: Monday, January 24, 2005 5:34 AM

To: councilgroup@rcgov.org

Cc: marcia.elkins@rcgov.org; dshultz@lynnjackson.com

Subject: FUTURE LAND USE HWY 16 (5).doc

SOUTH HWY 16 FUTURE LAND USE PLAN

The South side of Rapid City is the future of this community for several reasons:

- 1- Relative gentle slopes of the existing ground compared to the areas in and south of Spring Creek basin.
- 2- The availability of City Water (16" water mains along Fifth Street, Elm Street, and at the east end of Enchanted Hills, 14" along HWY 16).
- 3- Availability Sanitary Sewer mains (15" and 18" constructed across HWY 79 along Catron Blvd) Exhibit A.



EXHIBIT A: SANITARY SEWER DRAINAGE BASIN W/ 15" & 18" SEWER MAINS RECENTLY CONSTRUCTED ACROSS HWY 79.

- 4- Drainage master plans have been completed and adopted (Concrete Product Drainage Basin Plan).
- 5- Major transportation facilities (HWY 16, HWY 79, and Catron Blvd).

- 6- The close proximity of this area to the major employer in the community (The Rapid City Regional Hospital).

Major components of the Land Use are as listed below:

160 Acres Owned by Don Shultz and Partners:

This parcel may be developed with a density of 4.8 DU/acre without compromising the natural beauty of the land. A picture of the land looking south is shown below.



Access to this property will be through future major roads as shown on the future road plans adopted by the City Council. Such roads combined with the future local roads along 2 existing section lines ROW will provide adequate access to the property. This property is not isolated but it is easily accessible. The natural channels and the terrain within this property are no match to those recently conquered by Fifth Street, Catron Blvd and others. These natural channels can be crossed with minimum impact to the native channels.

This property is within the Concrete Product Basin, for which the City has recently adopted a drainage basin plan. Development within this property at 4.8 DU/Acre will comply with the developed flows projected and specified within the basin plan. It is anticipated that major channels within this property will be maintained to maintain the beauty of the land.

The proposed 4.8 DU/Acre for this property are very comparable to those on Catron Blvd just east of Sheridan Lake Road and is less than the 6.7 proposed on the land to the east. Limiting the density on this property to less than 4.8 DU/Acre will contribute to the factors that limit the ability of our community in providing affordable housing.

The claims that Enchanted Hills has 0.5 DU/ acre are accurate but they do not list the reasons for that density. Those claims forgot to list the more than hundred feet deep canyons in that area compared to 20 feet deep channels that exist within the 160 acres in question. Enchanted Hills was developed without sanitary sewer and to satisfy the minimum South Dakota State requirements for on-site wastewater disposal (Septic Tanks), the size of lots was required to be ½ acre or more. South Hill and Wellington were developed with higher net density than listed by the opponents of the proposed Future Land Use as listed in EXHIBIT B.

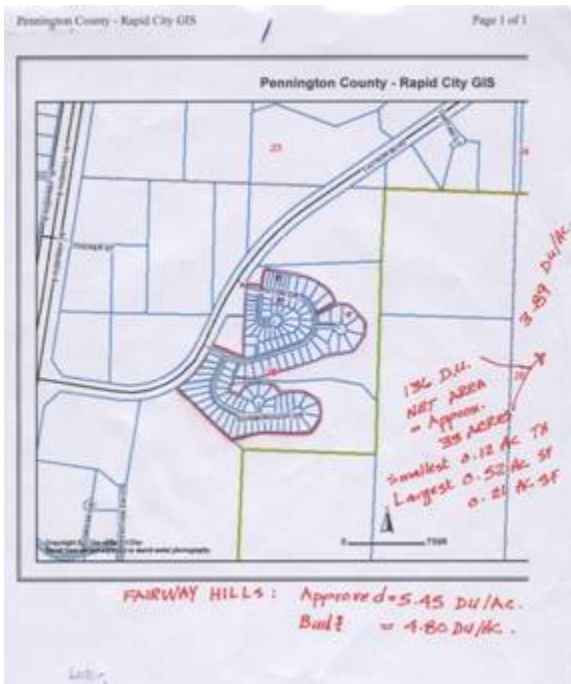


EXHIBIT B: THE NET DENSITY IN WELLINGTON AREA 3.89 DU/Acre

Fairway Hills was zoned for a PRD with 5.45 DU/Acre and resulted in a great development with higher priced homes with a more organized development than those with lesser density as listed in EXHIBIT C and EXHIBIT D.



EXHIBIT C: HOMES IN WELLINGTON HTS



EXHIBIT D: HOME IN FAIRWAY HILLS

This leads to the conclusion that density has no impact on the quality of development but covenants and other factors with no relation to density do.

The proposed 4.8 DU/Acre is suitable for Mr. Shultz's 160 acres and will not adversely impact the homes in the area of Wellington Hts. Such density will not obstruct the views of the existing homes above.

120 ACRES (HYLAND PARK)

The density as stated above does not affect the quality of development but the layout of the subdivision should address the concerns of the neighbors. I agree with Mr. Peterson's concerns and those of his neighbors about the layout and the need for a buffer around the parameter of the Hyland Park Subdivision. Such a buffer can be achieved with a landscaping easement of 30 feet minimum depth and larger lots along the parameter. The size of the lots along the parameter could be at a density no more than 2 homes per acre for a depth of 200 feet along the north and east parameters of the subdivision. This may provide for the buffer that has been requested by the neighborhood. All other issues can be addressed during the design phase of the project. Some of these issues include internal drainage, sewer, water, and final major road alignments. No such designs have been done yet for the subdivision nor have they been done for any of the future land use plans adopted by the City.

CONCLUSIONS:

The recommended 4.8 DU/Acre for Shultz's property is suitable and we respectfully request its approval.

The recommended 2.5 DU/Acre for Hyland Park is suitable. We respectfully request its approval with the stipulation that a buffer of 200 feet be developed at 2 DU/acre along the north and east boundary of the property. This will comply with standard recommended practice of transition of density and land use within any area

David and Mary Boyer**13584 Neck Yoke Rd., Rapid City, SD 57702**

RECEIVED

JAN 18 2005

MAYOR'S OFFICE

January 17, 2005

Mayor Jim Shaw and
City Council of Rapid City
Aldermen Wards 1-5
300 6th Street
Rapid City, SD 57701

Ladies and Gentlemen;

We applaud your decision Monday night to delay the vote on the amendments to the Comprehensive Plan regarding the Highway 16 Neighborhood Area Land Use Plan. It was the right thing to do. There is every need to be cautious in this decision as so much depends upon it.

The value of the scenic beauty along this corridor is difficult to quantify. In many respects, this route is the "front door" to the Black Hills. The impression that visitors take with them is very important to our tourist-based economy as we depend on returning visitors and word-of-mouth recommendations. This is the last available opportunity you have to ensure a pleasant approach to both Rapid City and the Black Hills.

The I90 approach from Ellsworth is a gauntlet of billboards and a hodgepodge of unattractive commercial development mixed in with slip-shod zoning in residential neighborhoods. You have an opportunity to prevent a similar atmosphere along Highway 16.

The future connections between I90 and Highway 16 will bypass Rapid City businesses. The impact on downtown and Rushmore Road businesses will be significant. Zoning commercial development along Highway 16 south of Catron Boulevard is an additional injury to those businesses. Zoning the area in question to Office Commercial would allow growth but preserve a more park-like appearance for the corridor. There are some examples already in place in SoDak Gaming, the two medical clinics, and the churches. These campuses are complimentary to the striking view of the Black Hills on the west horizon. Big Box stores offer nothing even close in comparison. Encouraging the placement of such gaudy globs of commercialism along this view is tantamount to placing an outhouse next to the cathedral.

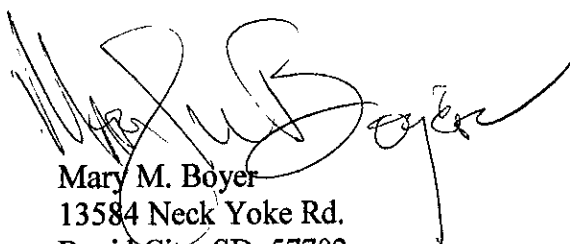
The local developers, lawyers, bankers, and some landowners would like you to move quickly on this matter. We would urge you to see the long view in every respect. You have the responsibility to do this right for more than Rapid City. It is right for Rapid City to regulate the development of this corridor in such a way that it encourages the campus concept, attractive landscaping, and maintenance of the view unencumbered by huge parking lots with enormous bright lights. If a consultant would help, hire one. We cannot undo destruction caused by short term planning.

South Dakota will be judged by this impression. Please do this right for all time and for all of us. Protect the view and provide sensible growth of the area by preventing unchecked commercial development along the Highway 16 corridor.

Sincerely,



David W. Boyer
13584 Neck Yoke Rd.
Rapid City, SD 57702



Mary M. Boyer
13584 Neck Yoke Rd.
Rapid City, SD 57702

LAW OFFICES**Lynn, Jackson, Shultz & Lebrun, P.C.**

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*From the offices of Donald R. Shultz
e-mail address: dshultz@lynnjackson.com*

January 21, 2005

Mayor Jim Shaw
City of Rapid City
City Administration Building
300 Sixth Street
Rapid City, SD 57701

Mr. Tom Johnson
3528 Redwood
Rapid City, SD 57701

Mr. Sam Kooiker
628 St. Andrew
Rapid City, SD 57701

Ms. Karen Gunderson Olson
6241 Chokecherry Lane
Rapid City, SD 57702

Mr. Ray Hadley
415 E. College
Rapid City, SD 57701

Mr. Malcom Chapman
5205 Pinedale Heights
Rapid City, SD 57702

Ms. Marcia Elkins Buskerud
Growth Director
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Ms. Jean French
561 Hanover
Rapid City, SD 57701

Mr. Tom Murphy
521 St. Francis
Rapid City, SD 57701

Mr. Bill Waugh
6678 Berwick
Rapid City, SD 57702

Mr. Ron Kroeger
647 Wright Court
Rapid City, SD 57701

Mr. Bob Hurlbut
1625 Palo Verde
Rapid City, SD 57701

Re: US Highway 16 Future Land Use
160 Acres (4 x 40's)

Dear Mayor Shaw, Ms. Buskerud and Ladies and Gentlemen of the Council:

The "Landowners," Barbara Butler, Tom Foye, and Frankie and Don Shultz urge your approval of the Planning Commission's recommendation to rezone our 160 acres to PRD 4.8 du/acre.

The Landowners had requested the Planning Commission zone our property 6.7 du/acre. This is the recommended zoning for the 960 acres which is adjacent to the east of our property. We were asked by

January 21, 2005

Page 2

the Planning Commission to accept 4.8 du/acre, after the Planning Commission originally proposed 6.7 du/acre. In a spirit of cooperation, we agreed to accept PRD 4.48 du/acre.

At a prior meeting, one objector residing west of our property complained. Her home is not adjacent to our property. As our engineer, Hani Shafai has explained to you, their property is the same density, 4.8 du/acre. Engineer Shafai advises us that there is no substantial topographical difference between our land and the land to the east.

The one complaining resident to the west of our property has expressed concern that her view would change. However, our property has a much lower elevation. Her view is much more directed to the 980 acres east of our property, which is proposed to be zoned at 6.7 du/acre.

We perceive the objector's comments are opinion-based, but not based on any expert professional studies. Our engineer's studies and opinions are professional and expert-based.

We have owned our property since 1978. Our engineer has completed preliminary studies and also recommends the 4.8 du/acre zoning. We will make the presentation of his studies and answer your questions.

The Landowners' property interests require a suitable zoning to economically develop their property. The Planning Commission's recommendation accommodates the required zoning. The zoning recommendation is also compatible with adjoining landowners. The 980 acres east of Landowners' property is designated 6.7 du/acre.

The property owners to the north and south have no objections. The sole objections are from individuals located west of Landowners' property. However, none of their lots are adjacent to our property. The closest homeowner is separated by open space in their subdivision. No access roads will cross their property.

One of the objectors complains her view to the east will not be the existing grasslands. The Landowners at one time owned the property on which the objectors live, and sold it to a developer. There was never any request to purchase our 160 acres to prevent further development. The objectors' request to limit the Planning Commission's recommended zoning will severely restrict Landowners' property rights. Their proposed limitation would make any development by the Landowners economically impossible. The Landowners' ownership and paying of taxes for 27 years deserves favorable action by the Council.

Respectfully submitted,

Barbara Butler



Tom Foye

Dictated by Don Shultz and mailed without signature in his absence to avoid delay.
Frankie Shultz and Don Shultz

DRS:pjl

LAW OFFICES**Lynn, Jackson, Shultz & Lebrun, P.C.**

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January 21, 2005

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Mr. Ron Kroeger
647 Wright Court
Rapid City, SD 57701

Mr. Bob Hurlbut
1625 Palo Verde
Rapid City, SD 57701

Re: Zoning – Highway 16 Future Land Use #3726203001
14 acres lying south of Catron Boulevard – 1700' frontage along Catron Boulevard

Dear Mayor Shaw, Ms. Buskerud and Ladies and Gentlemen of the Council:

The "Landowners," Barbara Butler, Tom Foye, and Frankie and Don Shultz, urge approval of OC-PUD zoning. This zoning will accommodate the commercial use of the highway frontage similar to the adjoining frontages to the west on Highway 16B/Catron Boulevard. The redesign

January 21, 2005

Page 2

and construction of Highway 16B, Catron Boulevard, and the new Southeast Connector will dramatically increase the traffic with accompanying noise, which will rise ten-fold when the road construction is completed in two years. This makes our 14 acres adjacent to Highway 16/Catron Boulevard unsuitable for the proposed residential development PUD. An office/commercial zoning is compatible to the highway frontage and a great buffer from the highway traffic. This zoning is also compatible with the deep canyon on the south along our property. Our realtor, Pat Hall, advises that residential housing along Catron Boulevard/Highway 16B is not selling because of the road noise.

We have owned the property since 1978. Our engineer has completed preliminary studies and also recommends OC-PUD as a suitable zoning, compatible with the frontage use of the property. He will make the presentation of his studies and answer your questions. The Landowners' property interests require a suitable zoning to economically develop their property. The existing zoning of our property, PUD, did not anticipate that Highway 16B/Catron Boulevard would be a major arterial highway. The PUD designation was suggested as temporary when imposed on the property. The changed highway conditions make that zoning impossible for development.

The Landowners once owned the property west along Catron Boulevard/Highway 16B. They sold the property, subject to the commercial zoning of the highway frontage. Neither the buyer or seller would have completed the sale without the required commercial zoning.

The Landowners plan to develop the 14 acres to accommodate commercial and office commercial compatible development. Landowners request favorable action by the Council to exercise their property right, consistent with their 27 years of ownership and paying taxes.

Respectfully submitted,

Barbara Butler



Tom Foye

Dictated by Don Shultz and mailed without signature in his absence to avoid delay.
Frankie Shultz and Don Shultz

DRS:pjl

LAW OFFICES**Lynn, Jackson, Shultz & Lebrun, P.C.**

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*From the offices of Donald R. Shultz
e-mail address: dshultz@lynnjackson.com*

January 21, 2005

Mayor Jim Shaw
City of Rapid City
City Administration Building
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Ms. Marcia Elkins Buskerud
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Rapid City, SD 57702

Mr. Bob Hurlbut
1625 Palo Verde
Rapid City, SD 57701

Re: Zoning – Highway 16 Future Land Use #3726203001
5.9 acres lying north of Catron Boulevard – 1700' +/- frontage north along Catron
Boulevard

Dear Mayor Shaw, Ms. Buskerud and Ladies and Gentlemen of the Council:

The "Landowners," Barbara Butler, Tom Foye, and Frankie and Don Shultz, urge approval of OC-PUD zoning. This zoning will accommodate the commercial use of the highway frontage

January 21, 2005

Page 2

similar to the adjoining frontages to the southwest on Highway 16B/Catron Boulevard. The redesign and construction of Highway 16B, Catron Boulevard, and the new Southeast Connector will dramatically increase the traffic with accompanying noise, which will rise ten-fold when the road construction is completed in two years. This makes our 5.9 acres adjacent and north to Highway 16/Catron Boulevard unsuitable for the proposed residential development PUD. An office/commercial zoning is compatible to the highway frontage and a great buffer from the highway traffic. This zoning is also compatible with the deep canyon on the north along our property. Our realtor, Pat Hall, advises that residential housing along Catron Boulevard/Highway 16B is not selling because of the road noise.

We have owned the property since 1978. Our engineer has completed preliminary studies and also recommends OC-PUD as a suitable zoning, compatible with the frontage use of the property. He will make the presentation of his studies and answer your questions. The Landowners' property interests require a suitable zoning to economically develop their property. The existing zoning of our property did not anticipate that Highway 16B/Catron Boulevard would be a major arterial highway. The zoning designation was in the old Robbinsdale Land Use Study. The changing conditions require flexibility in future land use in zoning decisions.

The Landowners plan to develop the 5.9 acres to accommodate commercial and office commercial compatible development. Landowners request favorable action by the Council to exercise their property right, consistent with their 27 years of ownership and paying taxes.

Respectfully submitted,

Barbara Butler



Tom Foye

Dictated by Don Shultz and mailed without signature in his absence to avoid delay.
Frankie Shultz and Don Shultz

DRS:pjl

04CA032

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

From: The Snyder's [mailto:donsny@rap.midco.net]

Sent: Monday, January 24, 2005 10:12 AM

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

Subject: Catron/Hwy 16 Bypass land use

Good Day - We would like to add our comments for the future Catron/US Highway 16 bypass development plan. Our concerns have to do with what we call "proper" growth and "proper" scenic development. We believe having businesses and housing that "blends" with the topography of the land, especially on the south side of Catron/Highway 16 bypass, is necessary. Allowing housing that is greater than 3 homes/housing units per acre, we believe, would not "blend" itself into the topography of the land. If you would please take into consideration other developments in the neighborhoods, such as, South Hill and Highlands Park as far as the housing density in your city council discussions. Thank you for your time.

Respectfully Yours,
Donald and Judy Snyder
1111 Regency Court
Rapid City, SD 57702
343-3245