

SPRING CREEK NEIGHBORHOOD AREA
FUTURE LAND USE PLAN
OPEN HOUSE
March 25, 2009

RECEIVED

APR 09 2009

Rapid City Growth
Management Department
R.C.S.D. 57702

Name(s):

Address: Gene Addink - 90 Hunt Ranch Dev. Co. 23645

Phone Number: 605-341-5700

I (We) own Property within the Spring Creek Neighborhood Area

Yes X No

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future

Land Use Plan: The current zoning for the area west of Hwy 79
in Section 29 and Section 32, both in T-1N, Range 8E have
all the area along HWY 79 as commercial and it goes back from the
Hwy Approximately 1/4 mile. We want to retain that as commercial
and request that be changed on the Land Use Plan. We also request the
area east of Hwy 79 in Section 29 & 32 also remain commercial zoning.

I (We) believe that the proposed changes will have the following impact on our property:

It will allow us to use the property as it is
currently zoned!

Please include any additional comments you may have concerning this project.

→ We also request that the West 160 Acres in Section 32, T-1N, Range 8E
remain Low Density Residential as it is currently zoned.

Please submit comments by April 6, 2009 to the following:

Patsy Horton, Transportation Planning Coordinator
Rapid City Growth Management Department
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

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Name(s):
Address: Donald & Norma Lynde, 23816 Boulder Hill Rd. R.C. S.D.
Phone Number: 605-348-0332

I (We) own Property within the Spring Creek Neighborhood Area

Yes X No _____

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future Land Use Plan:

We feel Rapid City is way out of line trying to tell people this far out of town what they can or cannot do with their land. Rapid hasn't done the best with what they have, 5th St is a good example of Government Intelligence. Down town is dying. Why don't they take care of what they have now. We have been on this land since 1908 & paid taxes & don't feel Rapid has any claim in any way. We have pd school taxes, sales taxes & Library taxes to Rapid & feel that is enough.
I (We) believe that the proposed changes will have the following impact on our property:

They will tax us off our land. Rapid City is a very greedy entity. Taxes would more than double as they did when we were put into the Rapid school district.

Please include any additional comments you may have concerning this project.

Leave us alone! You have nothing to offer us!!!

Please submit comments by April 24, 2009 to the following:

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Management Department

Name(s):
Address: JAMES Hodgson

Phone Number: 341 3632

I (We) own Property within the Spring Creek Neighborhood Area

Yes X No 13734 47th Ave W

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future

Land Use Plan: MOST OF PROPOSAL IS AGAINST CURRENT ZONING

AND COVENANTS IN OUR AREA. ~~WE~~ EXAMPLE WOULD BE
YOUR MAP SHOWS ~~2~~ 47th Ave W AS 1 DU PER ACRE WHEN
IN FACT WE SET ON 3 ACRE LOTS. BUSTED 5 AREA CURRENTLY 1 DU
PER 1/2 ACRE AND MAP SHOWS 1 DU PER 10 ACRE.

I (We) believe that the proposed changes will have the following impact on our property: ZONING

PART OF 47th Ave W AS TOURIST/COMMERCIAL WOULD INCREASE
TRAFFIC ON 47th Ave AND THE CITY HAS A POOR HISTORY OF MAINTAINING
ROADS IN TOWN. PEOPLE OFTEN WALK THIS ROUTE AND EXTRA TRAFFIC
WOULD BECOME A DANGEROUS SCENARIO.

Please include any additional comments you may have concerning this project. KEEP AREA ALONG

47th Ave W AS RESIDENTIAL AS IT CURRENTLY IS. ZONING ALONG
 Hwy 16 COULD BE TOURIST. ZONING END OF 47th Ave W TO 1.5 DU PER
ACRE WOULD ALSO INCREASE TRAFFIC SIGNIFICANTLY AND ~~BE~~ TAKE AWAY OUR
NEIGHBORHOOD SAFETY BY INCREASE TRAFFIC. ANOTHER ROUTE TO THAT AREA
24 WOULD ELIMINATE THAT CONCERN.

Please submit comments by April 8, 2009 to the following:

Patsy Horton, Transportation Planning Coordinator
Rapid City Growth Management Department
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

THE MAJORITY OF LOTS
ALONG 47th Ave W CURRENTLY
HAVE HOUSES ON THEM, ONLY 3
DONOT, ONE OF THE 3 HAS A HOUSE
PLANNED.

PS. THE ENTIRE MAP FOR Dwellings per acre is ~~AGAINST~~ AGAINST
CURRENT ZONING IN AREA. ~~WE~~

THIS PLAN DOES NOT MAKE OUR NEIGHBORHOOD A BETTER PLACE
TO LIVE.

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Name(s): Mike & Julie Mueller
Address: _____

Phone Number: (605) 342-2782

I ☒ (We) own Property within the Spring Creek Neighborhood Area
Yes ☒ No ☐

I ☒ (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future
Land Use Plan: We are 100% against any future

local roads, collector streets, or arterials crossing
~~our property~~ our property at 23764 Wallace Street.
Just because a road/lane exists doesn't allow
anyone to assume we want higher traffic.

Please see attached options we propose for the collector.

I (We) believe that the proposed changes will have the following impact on our property: This
will ^{diminish} ~~decrease~~ the value of our property and
bring unwanted traffic to a secluded and
developed area.

Please include any additional comments you may have concerning this project. Please use
undeveloped areas to propose a future collector,
the assumption of using our property is not
acceptable. We would like to know what developments
are being proposed in the Spring Creek Neighborhood

Please submit comments by April 24, 2009 to the following:

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Inconvenience the developer who are
not current landowners not
bothering anyone. There is plenty
of land to develop a road where no one else is living.

Area. If a higher
traffic road (collector, or
arterial) is proposed too
near our home, we will
be speaking to an attorney,
Mike Mueller

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Name(s): Roger & Eva Frye
Address: 3302 Flint Dr. Rapid City, SD 57702

Phone Number: 605 348-2468 work 605-342-1309

I (We) own Property within the Spring Creek Neighborhood Area

Yes ☒ No ☐

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future

Land Use Plan: Whoever was on the committee, apparently did not talk to all
of the effected property owners or none of them before proposing
this plan. You have planned a collector road right through the
middle of our 10 acre plot. How would you like to have that done
to your property. I will fight this through all the
courts to the bitter end.

I (We) believe that the proposed changes will have the following impact on our property: Our
property will be ruined and worth nothing
for residential building

Please include any additional comments you may have concerning this project.

We have suggested 3 different routes on the
map that makes more sense, as it affects no
property owners and the topography is just as good
as the proposed route.

Please submit comments by April 24, 2009 to the following:

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4/23/09

Name(s):

Address:

Phone Number:

DAVID W. DOVE TRUST

MICHAEL AND LINDA DOVE 13950 NECK YOKO RD

HP 342-7786 WP 718-8085

I (We) own Property within the Spring Creek Neighborhood Area

Yes ☒ No ☐

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future

Land Use Plan:

The proposed collector from Marie Lane, Roland Dr and Wallace should follow the existing road that ~~was~~ platted in the subdivision. Cutting across several properties decreases value and does not make use of current platting or topography

I (We) believe that the proposed changes will have the following impact on our property:

The Proposed Collector across the center of the property will decrease the value. The road as planned will prevent any home site development making it worthless.

Please include any additional comments you may have concerning this project.

Any increase in traffic on or off Neck Yoke Rd needs to be considered carefully at the bottom of the hill at Marie Lane. Traffic turning at this point is dangerous with current traffic, an increase would have very dire results.

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Michael D Done
13950 NECK YOKO RD
Rapid City, SD
57702

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Name(s): Mike & Julie Mueller - Rogers & Eva Frye
Address: 342-1309
Phone Number: 342-1309

I ☒ (We) own Property within the Spring Creek Neighborhood Area

Yes ☒ No ☐

I ☒ (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future

Land Use Plan: Over half of the year Neck Fork
Road is extremely icy. Especially coming
down that windy road & where it meets
at Marie Lane. Our mail boxes are there &
they are demolished every now & then! To have
a busy intersection there is crazy.

I ☒ (We) believe that the proposed changes will have the following impact on our property: only negative! Nothing good could

come of this for our families.

Please include any additional comments you may have concerning this project. To actually

go out & look at the properties most affected
& meet with owners would have been
and still would be a more informed way of
doing your job.

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Name(s):

Address:

MELVIN (mick) HARRIS

Phone Number:

342-7878

I (We) own Property within the Spring Creek Neighborhood Area

Yes

X

No

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future

Land Use Plan:

Improve existing roads before building
new roads in this area. Spring creek road is too
narrow for existing traffic

I (We) believe that the proposed changes will have the following impact on our property:

Please include any additional comments you may have concerning this project.

Neck yoke Road should be MADE WIDER if
more development is allowed. The road is too narrow
especially when you allow bicycle traffic to have
priority — They ride in the middle of the lanes & give you the
finger when you want to get them over to proper right edge right away
Please submit comments by April 24, 2009 to the following:
Somebody is going to get hurt if this hazard is not addressed

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Name(s):

Address:

LEE KAVORKA, 9356 ROCK YOLKE RD, RC 57702

Phone Number:

605-343-5351

I (We) own Property within the Spring Creek Neighborhood Area

Yes

No

VERY NEAR Right by spring creek

I (We) have the following comments regarding the proposed Spring Creek Neighborhood Area Future

Land Use Plan:

PLEASE DON'T put A ROAD Through the 10 Acre Plots
ON WALLASH, They're good friends of ours, and don't
want A ROAD!

I (We) believe that the proposed changes will have the following impact on our property:

Yes, it would have A GREAT impact on their property.
Don't you have to have 10 Acre lots?

Please include any additional comments you may have concerning this project.

I feel money
could & should be spent for other things

Please submit comments by April 24, 2009 to the following:

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