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APR 22 2005

Rapid City Growth
Management Department

April 21, 2005

Ms. Marcia Elkins, Planning Director
City of Rapid City
300 – 6th Street
Rapid City, SD 57701

Dear Ms. Elkins:

Growth Management and Future Land Use Plans were discussed at our April 14, 2005 board meeting. The Chamber board recognizes the importance and the impact that planning decisions have on economic development and quality of life. A major point that came from the discussion was the importance of aesthetics. The sense of beauty our area portrays should be maintained when possible.

To that end, we would suggest as you approve future land use plans and authorize and approve development along Highway 16 between Cathedral Drive and Reptile Gardens that additional standards be established. Specifically, we encourage you to require "Scenic Design Standards" along Highway 16.

More and more people are discovering the Black Hills. Growth in Rapid City and the Black Hills is inevitable. How we accommodate that growth, however, is still within our control. For example, the Highway 16 approach to Mount Rushmore and to Rapid City could be developed as a model using "Scenic Design Standards".

The model could be used to enhance other approaches to Rapid City such as the Heartland Expressway from the South; the Southeast Connector and I-90 from the East and West. Development along the I-90 approaches has already occurred and the standards would have to apply to them over time and through attrition.

Again, we have an opportunity with the development of Highway 16. We encourage the use of "Scenic Design Standards" to capitalize on that opportunity.

Thank you in advance for your favorable consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Qusi Al-Haj".

Qusi Al-Haj
Chairman of the Board of Directors

cc: Mayor
City Council Members
City Planning Director

From: [Ron Rossknecht](#)
To: councilgroup@rcgov.org
Sent: Friday, April 22, 2005 7:54 AM
Subject: SMART CHOICE

SMART CHOICE

Dear Council Members,

I know you all have some tough choices to make in the near future in regards to future land use along the Mt. Rushmore Corridor aka Highway 16.

First of all, I'm not anti Wal-Mart, but I am Pro-Rapid City.

Roughly 20 years ago families started building their dream homes along Sammis Trail. These families started a precedent when they did so and in making decisions in regard to future land use in the Sammis Trail area, this should be considered. Put yourself in their place and the decision becomes clearer. Most of these folks probably knew that there would be continued commercial growth along Mt. Rushmore Road, i.e., medical offices, corporate offices, municipal buildings, retail strips, light manufacturing, churches, and so on. What they did not expect was a Super Wal-Mart, Why? Because it is not a smart thing to do. For Wal-Mart Yes, but for Rapid City No.

The infrastructure is not in place for that type of facility and that area is not ready for the traffic congestion that a facility of that size would create. If the facility is built, I can't help but think that other box stores will follow. It should be clear by now, that there are a number of Rapid City and Southern Hills citizens who don't want this corridor desecrated with Box Stores. This use should be reserved for Catron Boulevard, Highway 79, or 5th Street where zoning and infrastrure would not such a large concern.

I know Murl paints a pretty picture of Wal-Mart, but Murl is out of here after he has preformed his duties, remember who pays Murl. If a Wal-Mart is built and things go south, who is going to clean up the mess? I don't care what Murl says, there are other locations to build their facility, please do the right thing when planning future land use along Mt. Rushmore Road. If the right/smart decision is made, well then a future building permit or PCD overlay for Wal-Mart, in this particular location, should no longer be an issue.

Ron Rossknecht
574-4360

From: [Krulls Market](#)

To: Councilgroup@rcgov.org

Sent: Friday, April 22, 2005 12:07 PM

Subject: Smart Growth on the road to Mt Rushmore

My name is Dennis Krull, I am from Hill City. My wife Kim and I own Krull's Market in Hill City and the Fireside Inn outside of Rapid City. I would like to express on thoughts on the land use issue along Mt.Rushmore road

I am not opposed to the development on Highway 16 aka Mt. Rushmore Road, I question if it should be commercial development, perhaps neighborhood development makes more sense. Is the infrastructure in place for development such as Wal-Mart, I know they said they will pay their share but how about the rest of the cost? The increased traffic generated also is a major concern. Is commercial development the best use of this land for everyone involved or just a select few.

Mr. Miller the lawyer from Wal-Mart points out that Rapid City will get \$1,300,000 in new sales tax revenue, my question is where will this new sales tax come from? The answer – existing business in Hill City, Keystone, Custer, Hot Springs and yes Rapid City.

If this was the only place for a new commercial development I could see the argument for having commercial development along Highway 16 aka Mt. Rushmore Road, but this is not the only option for commercial development.

I know that you have a hard decision to make concerning the land use; I only ask that you take into consideration the impact on everyone involved both positively and negatively.

Thank you
Dennis Krull
Hill City SD 57745

574-2717

From: <ltomovic@usd.edu>
To: <councilgroup@rcgov.org>
Sent: Sunday, April 24, 2005 10:14 PM
Subject: Mt. Rushmore Road Zoning

Dear Rapid City Council Members,

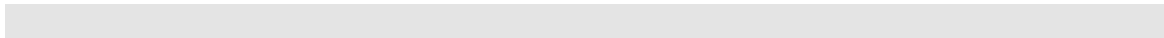
I strongly encourage "smart growth" and neighborhood commercial zoning along Mt. Rushmore Rd. I also advocate expert consulting for masterplanning. Successful plans from other towns across the nation should be investigated.

As a younger adult who has lived and traveled in many places in the United States, I have chosen the Black Hills as #1 choice for many reasons that people chose to retire here as well. Outdoor life, sense of community, low crime, low traffic, culture, among other things are prime reasons for living here.

This area, especially Mt. Rushmore rd has tremendous potential for growth, as is evidenced by the town's expansion. It is imperative that this development be problem-solved wisely, creatively, and with an open minded approach that is in the best interest of the people who live here, own small businesses, work here, retire here, raise families here and travel to visit the beautiful Black Hills.

Survival of the community depends on it.

Thank you for your consideration,
Lynne Tomovick
23950 S Rockerville Rd.
Rapid City, SD 57702
605-431-9203



From: [Peg Beyers](#)

To: CouncilGroup@rcgov.org

Cc: mayorinfo@rcgov.org

Sent: Sunday, April 24, 2005 10:12 AM

Subject: Highway 16 where we live!

Dear Mayor Shaw and Council Members,

We own TeePee Campground. At one of the past city council meetings, an alternate land use plan was proposed that would rezone our campground, Ft. Hays, and Reptile Gardens to Neighborhood Commercial. We strongly oppose this suggestion as we believe rezoning our business to Neighborhood Commercial would devalue our land. We also don't believe that you have the authority to rezone our property as we are not in the city limits. The "reason" for the rezoning is that there is too much General Commercial along Highway 16. This is an excuse that you are using to keep WalMart from building on the land across the road from us. If you really believe that there is too much General Commercial we suggest you rezone the land by the Orthopedic Center to Office Commercial. That would fit their use better than Neighborhood Commercial for a campground! **Again we state: it is not fair to rezone and devalue our land simply because you want to keep Wal-Mart from building here.**

We would like to address some of the issues that have been brought up about rezoning and WalMart. It was stated at a council meeting that council members should listen to local residents' wishes. We live at our campground and will be the closest residents to the new WalMart (right across the highway) if it is developed. We are in support of it as are our neighbors, Herman & Wanda Jones, & Philene and Jim Weets. So if you are listening to residents' wishes, please consider ours.

Many people have addressed the issue of the beauty of the Highway 16 corridor. This beautiful view is all over the Rapid City area, not just Highway 16. People who are writing letters to the editor of the Rapid City Journal seem to be under the mistaken idea that preventing WalMart from building will maintain the property as it is. This property will be developed; maybe it will be a WalMart or several strip malls, but it will have development on it. It is hard to believe that people think strip malls would be more attractive than the building design that WalMart has submitted.

Regarding the traffic issue—if you didn't want more traffic on Highway 16, perhaps you shouldn't have annexed the land into Rapid City. Do you really believe it is fair for Haines and Lacrosse Street to bear the burden of all the traffic going to shopping areas? It is time for a new shopping area in Rapid City. Highway 16 is a four lane highway built for traffic—the same way that Haines and Lacrosse are four lanes. Those two streets are connected by Anamosa which is a residential street, the same way that Moon Meadows connects to Highway 16. (By the way—Moon Meadows Road was built through Bob Taylor's cow pasture by Pennington County, over his strong objections. His widow and nephew now share the burden of maintaining their cattle next to housing developments. Marsha probably has the pasture subdivided into roads already.)

The idea that WalMart should be built on Catron/5th Street should not even be considered. Why would any store want to locate next to a pungent landfill along a garbage-strewn highway?

Some people are pushing for "responsible slow development." In the **eleven years** we have lived on Highway 16, between Lazy J Campground and Reptile Gardens, there

has been a new church built (St. Paul's), a small strip mall, and the Orthopedic Center. And we want to slow down development???. We say that it is high time for development to start!!

We are a global economy. It is time for people to realize that fact. Every store and business gets goods and services from all over the world.

We have heard that several more stores are interested in locating on Highway 16 after the decision is made about Wal-Mart—maybe Cabela's, a motel chain, and a high end department store. Many Rapid City people drive to Denver or Sioux Falls for school and Christmas shopping. It is time that we get a new shopping area in Rapid City that attracts the area residents instead of discouraging them because of the crowded conditions on the north side of town. Wal-Mart is trying to work with the objections that citizens have voiced. It is time for compromise, not stubbornness.

Bob & Peg Beyers

TeePee Campground

From: MBoyer0000@aol.com

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

Sent: Saturday, April 23, 2005 6:07 PM

Subject: Mt.Rushmore Road

April 22, 2005

Mayor Jim Shaw
Members of the City Council
300 6 Street
Rapid City, SD 57701

Dear Mayor and Council Members;

The consideration of zoning along Mount Rushmore Road is extremely important for our community. Rapid City is clearly going to grow toward the south and that growth should reflect the beauty of the Black Hills that have served as the city's backdrop for more than 100 years.

The responsibility you carry to plan for responsible development without sacrificing the entire area on the altar of unchecked commercial development is significant. Please give our community the greatest authority to manage smart growth by making the area along Mount Rushmore Road a "Neighborhood Commercial" zone.

The existing problems of water and sewer in other areas of our community should be addressed as soon as possible. Planning for the sensible, controlled growth along Mt. Rushmore Road will allow us to avoid creating a future mare's nest for another Council to unravel. Please vote to give yourselves the most control over development and allow time to plan for all growth in our future.

You have done an excellent job with planning along Fifth Street connecting to Catron Boulevard. It is available for immediate general commercial development and offers extremely high traffic that will increase dramatically when the new connector is completed. Interested commercial developers could utilize that plan while the Council makes responsible plans for the infrastructure, traffic problems, and potential environmental impact we will face as the city grows toward the south.

We would urge you to designate the Mt. Rushmore Road corridor "Neighborhood Commercial" in order to safeguard the authority of the community to decide how the area will develop. Our community should have a solid plan before any more development is begun. You will not regret taking the time to make it right.

Sincerely,

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

From: CHARLMART3@aol.com
To: CouncilGroup@rcgov.org
Cc: mayorinfo@rcgov.org
Sent: Saturday, April 23, 2005 6:34 PM
Subject: Mount Rushmore Road Development

To my elected representatives,

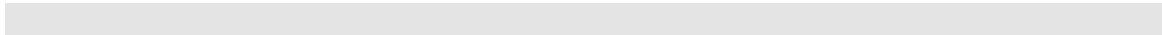
One problem that affects all of South Dakota is the loss of our young people because of low paying jobs and limited availability. Walmart actually claimed they could alleviate the problem by opening a store on Mount Rusher Road. This is so absurd that it doesn't deserve a response. However, keep in mind, a large population, who after completing their education or gaining work experience in our larger cities, return to the state because it still feels like home. Mature people are returning to retire after being away many years for the same reason. Along with all of these individuals come their families. They WANT to come back because the Black Hills and Rapid City have NOT succumbed to the pressures of big insidious conglomerates that have ruined so many of the small towns and cities nation wide. Many of these towns and cities residents are leaving and NOT returning because they long to find communities that have not sold out! Let's take our time, something WE HAVE LOTS OF, and grow responsibly. Let's not repeat the mistakes so many areas of our country have already made and cannot take back! "This is God's Country" is a comment I hear from both residents and visitors when describing our area and it makes me proud!

Kind Regards,

Elizabeth Martin

From: <j_loverich@juno.com>
To: <councilgroup@rcgov.org>
Sent: Sunday, April 24, 2005 4:34 PM
Subject: Mount Rushmore Road - Future Land Use

>
>
> Dear Members of the Rapid City Council,
>
> As you consider the situation regarding the zoning of the land along
> Mount
> Rushmore road this Monday, please do what is best for the whole of
Rapid
> City and the surrounding Hills.
>
> There can be no disputing the fact that Mount Rushmore Road is our
> gateway
> to the Black Hills and allowing more General Commercial zoning south
of
> Catron Blvd will definitely destroy this area. It would be tragic
for
> this area to become like Lacross St. with the huge parking lots,
heavy
> traffic and big box stores.
>
> The developers and large corporations that want build in our city
need
> to
> do what is best for Rapid City - not what they think will earn them
the
> most money fastest.
>
> Thank you for your time.
>
> James Loverich
> 23950 S. Rockerville Rd.
> Rapid City, SD 57702
> 605.388.8072



From: [Kim Haug](#)

To: councilgroup@rcgov.org

Sent: Saturday, April 23, 2005 2:28 PM

Subject: Mount Rushmore Road

Dear Council Members,

I am a resident of the Moon Meadows neighborhood and have some thoughts about the development of the road to Mount Rushmore.

First, I would like to commend you all for allowing the necessary time for the important decisions now being made in this area. The plans we make now will be in effect for years to come and I hope we all can be proud of our community and the aesthetics of it for us as well as for our Black Hills visitors.

Considering the area in question will have many more new homes in the near future and new neighborhoods attract families with children, I think the 2012 money that has already been approved for a soccer complex would be the perfect addition to this area. I think that the land at the end of Moon Meadows Drive and just north of Sammis Trail would be the perfect place for that soccer complex. Families visiting Rapid City for the tournaments would undoubtedly hit some of the tourist sites nearby as well as any new businesses that may locate on South Mount Rushmore Road. To avoid this area just looking like endless strip malls and big boxes, we need parks, green space, and recreational opportunities as part of the plan. Regardless of the zoning designation of the area, whether it will be general commercial, office commercial or something else, green space that includes recreational opportunities for all ages would fit in to any plan.

I sincerely hope that the city's planning process will include an opportunity for citizens to give their input on the stipulations that will be put on any development.

Thank you!

Kim Haug

From: [George Twitero](#)

To: CouncilGroup@rcgov.org ; mayorinfo@rcgov.org

Sent: Monday, April 25, 2005 1:30 PM

Subject: Amendment to the Comprehensive Plan adopting the U.S. Highway 16 Neighborhood Area Future Land Use Plan

Dear People--As both a native Rapid Citian and a 30+ year resident of the area, we would like to ask you to consider carefully your decision on the Neighborhood Area Future Land Use Plan. Most of all, living along Mount Rushmore Road, we would ask that you emphasize the NEIGHBORHOOD aspect in your planning. We have seen the road develop from fields to the low-rise commercial buildings that now line its sides--that is the kind of development that we would like to see continue.

Please vote for a Neighborhood Commercial planning for this portion of our community. We know that we need more shopping alternatives in this end of town. We just think that the Highway 79 and Catron Boulevard corridors are better alternatives for General Commercial development than on the gateway to the Hills.

George and Shari West Twitero

RUSHMORE WATERSLIDE, INC.

**P. O. Box 8084
Rapid City, SD 57709-8084**

April 27, 2005

Mayor Shaw
City Council Members

Re: US Highway 16 Entryway Overlay (Draft)

I have been a lawyer practicing law in Rapid City since 1972. I have always believed that investing in ones community in time and money is a wise decision. In the mid 1990's my non law partners, Ron Stevens and Nob Schoenfelder, and I, began looking for a real estate investment that would produce current income and be located such that it would become outstanding development property in the future. In 1988 we formed Rushmore Waterslide, Inc., and contracted to buy the 15.6 acre Rushmore Waterslide Park located on the southeast corner of the intersection of what is now Catron Blvd. and Highway 16 South. We purchased this property as it had a going business but also, because it was zoned commercial and it was in our opinion the absolute best piece of property that would be developable as general commercial property in the future as Rapid City grew to the South. Since then, we have worked with the City of Rapid City on its long range plan for the ultimate development of the property. I am attaching a copy of a photograph that was taken at the time we acquired our property and as you can see, the southwest connecter was not built, the Orthopedic Spine Center property wasn't even owned by the doctors and nothing was built their property and the housing development to our east was still a dream.

We have discussed the future use of our property with the city and different developers for years but have not yet made a final determination as to what would best suit our property.

If I may regress, between the time when we contracted to purchase the property and the closing, the property was annexed into the City of Rapid City. Right after you annexed the property the City built two new water parks with your own slides then in essence compete with us. At the same time, I believe we have been good property owners and have paid hundred of thousands of dollars in sales tax and real estates taxes during our ownership.

One of the attractions of this site, seven (7) years ago, was the general commercial zoning and our ability to build structures up to four stores or 45 feet in height. The specifically approved general commercial district uses was one of the main reason we purchased the property and the reason we have not yet sold. Historically there is real general commercial development at major intersections and our property is definitely on a major intersection.

I returned from a short vacation to find a copy of your US Highway 16 Entryway

Overlay. When I read it I was shocked. I could not believe that it makes any sense to try and spot zone a particular area starting 500 feet north of the intersection of Catron Blvd and Highway 16 and going south without looking at any of the other areas in the entire City of Rapid City. I am shocked at the stated goals. How can you create an attractive inviting environment along the corridor when you start 500 feet from the Carton Blvd. intersection and leave the rest of the town as it is? What about the rest of Highway 16 into the City of Rapid City? You exclude the interstate north, interstate east and Highway 79 which goes by the dump. While some of goals may seem tolerable it is inherently impossible to achieve anything starting this late in the ball game. Why pray tell would you try and create a friendly and safe environment for pedestrians and bicyclist who would have to be bused from the City of Rapid City to get to this spot zoned area? These ideas may make since for some initial zoning in a growing community to protect view of the Rocky Mountains they make no since for a spot zone at this point in time.

I have never had a problem with additional landscaping requirements to make all properties more attractive but I think this out to apply to the entire general commercial area in town. I have no problem with berms in certain areas or requiring a particular mixture of trees however, a 60 foot landscape zone without any parking but allowing pedestrians and bicycle paths makes no sense. There are no pedestrians and no bicycles. If you're talking about allowing only single story construction in the first 500 feet y our not talking about Commercial zoning. When was the last time you saw a single story hotel or even office building being built? To me, this is a taking of our property without just compensation, pure and simple. I have a hard time believing that trying to implement something that would allow the current scenery along this stretch of highway 16 to remain as being a good thing. There are a lot of properties in Rapid City that if I were the sole decider of beauty I would have torn down but that is not the issue. I think natural colors is appropriate however, allowing only 12 feet high signs and no pole signs in the first 500 feet is only going to promote uglier signs on the 500 first feet and do a disservice to the traveling public that my be looking for a specific locations. It appears that the burmming and scrub planting and location of parking is an over kill. I do not think anyone thinks the parking lot of the Sodak is unattractive. This ends up being a NO BUILD area with these restrictions and it is a taking of our property.

The long and the short of it is these thoughts need study. They need studying in connection with all of the zoning ordinances in the City of Rapid City and zoning a particular spot with an overlay that results in a taking my property rights is not in the best interest of the City of Rapid City as a whole.

It appears what has started out as an attempt by a few property owners to keep a WalMart from going in their neighborhood is now turning into a scorched earth policy that is only going to result in hard feelings and litigation for years to come. I have been constantly told that the current process would not affect our land and I have consistently monitored the situation and we have tried to stay out of the process but now in the bottom of the 9th your taking coming up with this Overlay that in essence takes our property. This is nor responsible government. In fact I have been told that several Councilmen and Casey Peterson have suggested to WalMart that they go to our site and now you want to put this overlay on us that would preclude that and if effect prevent us form using our property from almost any commercial development. If your really trying to protect the "scenic views you should be just dealing the top of the hill not the bottom

and not with property that is located at a major intersection.

My partners and I have an interest in a total of 58 acres in this area which we would hope to develop responsibly within the zoning that has existed on the most valuable portion of the property since we purchased it. This draft US Highway 16 Entryway Overlay is not something that should be approved as an afterthought at end of a bitter fight over what is really the WalMart issue without substantial input, study and compensation for those affected. I would ask that this matter not be approved as it is currently written. If you have any questions please feel free to contact me at 431-6742 which is my cell number.

Very truly yours,

Richard E. Huffman
Vice President, Rushmore Waterslide

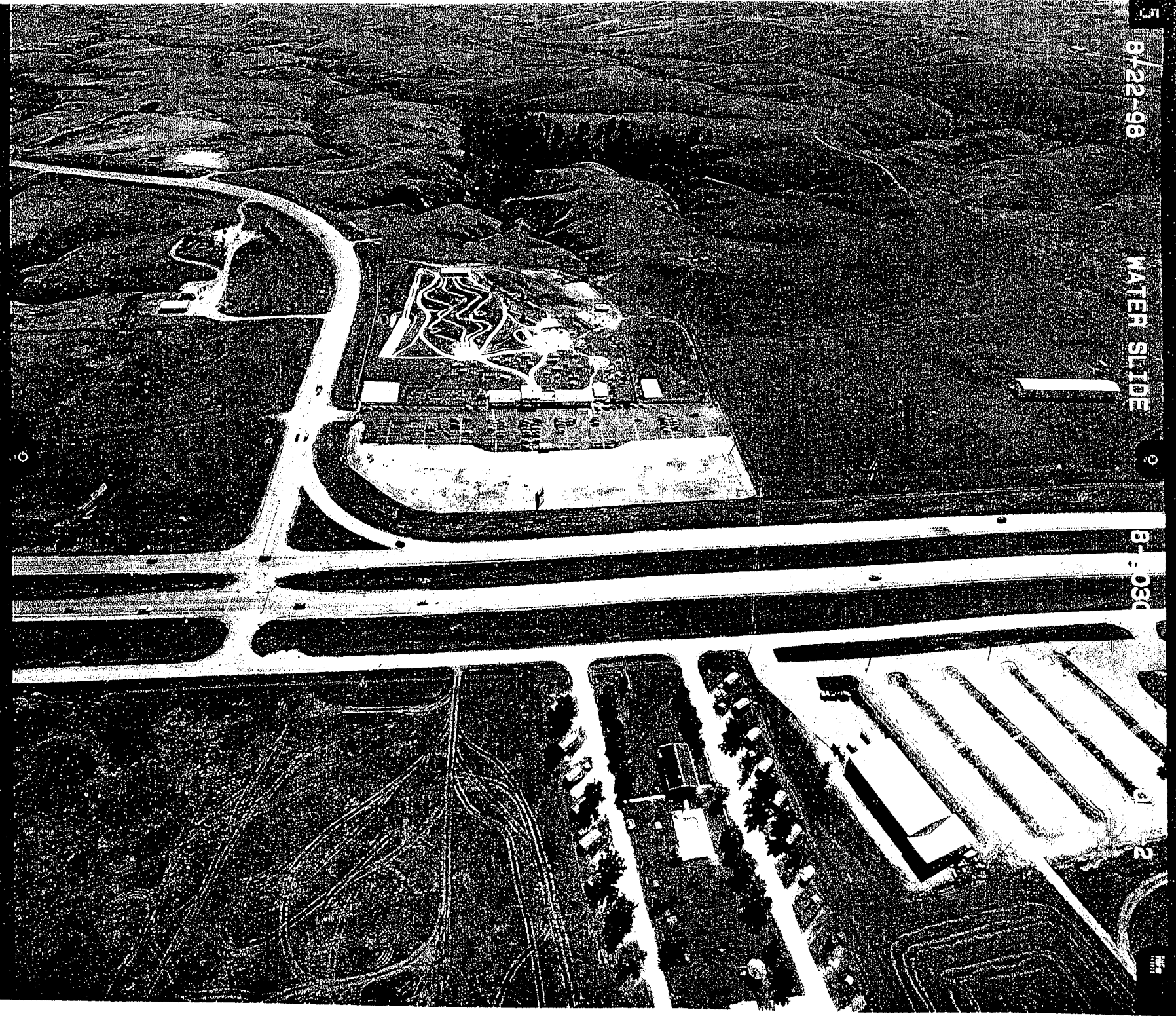
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8-22-98

WATER SLIDE

8-3030

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117



04CA032

From: <ltomovic@usd.edu>
To: <councilgroup@rcgov.org>
Sent: Wednesday, April 27, 2005 9:17 PM
Subject: Mt. Rushmore Road Zoning

> Dear Rapid City Council Members,
>
> I attended the meeting the other night for the first time and wanted
> to
> share some of my thoughts ...
>
> For the most part, I was encouraged by the forward thinking and
> appropriate problem solving skills of the council! There are great
> ideas, great people ... but need some outside support and guidance.
> One must not forget potential consequences of a "quick fix" or an
easy
> way out!
>
> It is easy to "take the path of least resistance", be tainted by \$,
> lose
> sight of the big picture, not know what the future and big picture
may be.
>
> I live well outside the city limits and am surrounded by Forest
> Service
> land ... so these issues do not affect me directly. My reasons for
> getting involved are for the sake of still enjoying Rapid City in
years to
> come!!!!!!!!!!
>
> My best friend works for the County planning of Broomfield outside of
> Denver, CO. She recommended having a masterplanning consultant ...
> someone who has experience with this type of thing.
>
> I was really glad to hear many of the council members discuss "smart
> growth", which was encouraging.
>
> "Of tongue and pen, the saddest words are what should have
> been."-author
> unknown.
>
> Keep moving on with the smart growth plan!
>
> Lynne Tomovick
> 23950 S. Rockerville Rd.
> 605-431-9203
>
> p.s. Overlay proposal sounds great!
> Think about:
> 1) Bike paths for commuting between residential and work. This month
> is
> "National Ride your bike to work month". I know many people who
commute
> to work by bike, would like to but can't. This includes people all
across
> the country from Portland, MD, SD, Japan, New Zealand. It's smart
...

> save money, get exercise. Obesity is an epidemic.
> 2) Efficiency for commuting ... why do people move from the cities
to
> places like Rapid City? Get away from Traffic.
>