

James A Phoenix  
1332 Panorama Circle  
Rapid City, SD 57701  
June 21, 2007

RECEIVED

JUN 22 2007

MAYOR'S OFFICE

US Army Corps of Engineers  
South Dakota Regulatory Office  
28563 Powerhouse Road, Room 118  
Pierre, SD 57501

Sir:

This letter is in response to the public notice we received from your office regarding Application number: NOW-2007-1231, Applicant: Lestrangle and Whittingham, LCI, site grading and filling in an unnamed tributary to Rapid Creek for commercial development.

We are hoping you have taken the time to personally survey this area and realize that the aforementioned drainage and unnamed tributary will have an effect on the 53 acre commons area owned by the adjacent home owners association into which the tributary drains. This is a swimming and fish pond with wild life habitat that also serves as a drinking water aquifer re-charge area for the Madison aquifer.

We are very concerned about pollutants caused by a parking lot to be established over the fill which will ultimately drain into our commons and eventually the Madison aquifer.

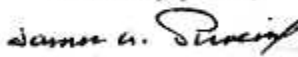
Therefore, we are requesting a public hearing to be held to consider this application.

We also, ask that you do an Environmental Assessment pursuant to the National Policy Act.

With water quality becoming an urgent issue our nation needs to change from a do anything anywhere mentality to building according to the topography of the land.

As you know Rapid City is way behind in developing and implementing a comprehensive storm water plan to protect our waterways (Rapid Creek) and identified aquifer. We would like to caution the Corps of Engineers not to listen to our city administration as their prime interest is the tax revenue not the water quality that may be impacted.

Sincerely yours,



James A and Gerda I Phoenix

Cc: US Army Corps of Engineers, District Commander, US Army Engineer District  
US Forest Service  
Mayor Rapid City, SD

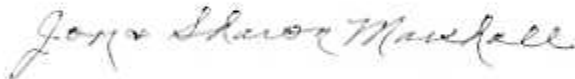
Saturday, July 14, 2007

To Whom It May Concern:

We read with interest the Rapid City Journal article on the south side development along HY16. It was noted in the article that there is already some commercial development in the area, such as The Maze, that will be eliminated. However, there was no mention of the home that sits behind The Maze. A commercial development with the new road access will put the road right next to that residential property putting that resident in a potentially dangerous situation and within a high environmental noise area. I would hope that the Planning Commission and the Board would not approve requested zoning changes until that single residential concern is satisfactorily resolved. If the property is not purchased by the developer, an environmental study complete with plans to minimize the noise and traffic pollution to the residence should be required before any permits are awarded. This property is NOT over the hill and removed from the proposed development. It is on HY16 directly behind The Maze, not visible from the highway.

Please do the right thing.

Sincerely,

A handwritten signature in cursive script that reads "Jon & Sharon Marshall".

Jon and Sharon Marshall  
(Concerned citizens)

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

**From:** [Tom Katus](#)

**To:** [Marcia Elkins](#)

**Sent:** Thursday, October 25, 2007 10:54 AM

**Subject:** Planning Commission Process

Dear Ms. Elkins,

If I seem a bit surly and cynical this morning, it is because I have gotten up early for the past three Planning Commission meetings to speak to the Dakota Canyon project at the request of my constituents living in the Enchanted Hills community. I am normally a nocturnal person who reads until at least midnight. Thus, early rising is a real challenge, and I admire the Planning Commission members who routinely start their meetings at 7:00 am. What is so frustrating is that this issue keeps getting "kicked forward" at the request of the applicant. Don't citizens and their representatives have some say in this process?

There is an increasing perception in town that local government has become a "government of the developers, by the developers and for the developers." This is most unfortunate in that the vast majority of developers in Rapid City are fine people and have reputable firms. However, the developer behind this particular project has long been questioned in the public media. Thus, I am not surprised that the developer/applicant again asked for a continuance. I am sure his request had nothing to do with the *Rapid City Journal* article, "Tangled in TIFS," October 21, 2007 and, especially, the *Rapid City Weekly News* October 11, 2007 editorial and cartoon depicting the developer as the puppeteer and the Planning Commission and City Council as puppets to his machinations.

I am told on good authority that this proposed TIF keeps getting pushed forward because the applicant feels he does not yet have a majority vote on the Planning Commission. I believe it is high time that the Commission and the Council listen to the will of the citizens, not just this applicant. I now understand that this issue will be addressed at the next Planning Commission meeting on Thursday, November 8, 2007. I do hope the Commission brings a conclusion to this discussion and allows the public to finish their comments that were begun on September 6, 2007 and have now been delayed two full months. I do hope the Commission will, indeed, address this issue and not further irritate those of us who are nocturnal by nature and do not appreciate early morning meetings only to have the issue continuously deferred. We need a democratic and timely process that responds to all the citizens, not just one that accommodates this particular applicant. It would be great if local government is once again regarded as a "government of the people, by the people and for the people."

Please forward my concerns to the Planning Commission members and the City Council for their consideration. Thanks to you and your staff for your individual efforts to make these review processes more "user friendly" to the average citizen.

Sincere regards,  
Tom Katus, SD Senator, District 32

**BLACK HILLS MAZE**

PO Box 1509  
Rapid City, SD 57709

605-343-5439

January 29, 2008

Vicki Fisher  
Growth Management Dept.  
300 Sixth St.  
Rapid City, SD 57701

Re: Hwy 16/Tucker St. Access

Vicki,

Thanks so much for your time last week to discuss the possible activities and implications regarding access from South Hwy. 16 onto Tucker Street. As you are aware, that is the direct access into the "Black Hills Maze", our summer tourist business.

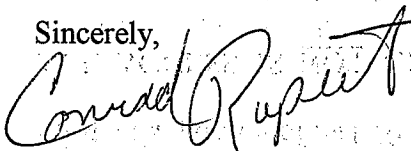
My wife and I, as sole owners, are highly concerned with any possibility of losing that access point. As a summer tourist business we rely heavily on 1) high visibility, and 2) ease of access, for the success of our business. Approximately 90 percent of our business is non-local. A substantial portion of that 90 % is impromptu "drop-in" traffic.

**ALL ACCESS IS NOT CREATED EQUAL!** While our business is successful, it is not lucrative. Any significant loss of traffic and revenue, resulting from requiring access from an inconvenient and hard to find (for out-of-towners) rear entry, would most certainly result in the demise of our business.

Please understand we are not against the planned development in this area. But please do not destroy the only existing business – for 17 years - within the development area by closing the Hwy 16 access.

Again, your time and consideration are most appreciated.

Sincerely,



Conrad Rupert

**RECEIVED**

JAN 31 2008

Rapid City Growth  
Management Department

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

**From:** Stephens [mailto:stephens@rapidnet.com]

**Sent:** Wednesday, February 20, 2008 3:10 PM

**To:** vicki.fisher@rcgov.org

**Subject:** TO: Planning Commissioners and City Council Members

TO: Planning Commission and City Council Members

I bought 10 acres out in EH 25 years ago when it was a nice, uncommercialized area with abundant wildlife and little traffic. Housing developments were inevitable but lots were large and tasteful homes have been built in earthy colors. I don't feel EH took away from the Highway 16 entrance to the Black Hills. We are rather hidden off to the East side of the Highway and left the frontage area open and the initial view of the Hills unobstructed.

As I've said before, if a commercial venture cannot "fit" on the land as it naturally contours, then perhaps the venture is TOO BIG. It should be built on level, commercially zoned acreage along Catron Boulevard out of the view of persons who top the hill on their way to the Black Hills hoping to see the uncommon natural beauty, not another reminder of big box bullying and "money talks".

Sunny Stephens  
Medicine Ridge Tract  
Enchanted Hills

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

**From:** [jbeaton99@aol.com](mailto:jbeaton99@aol.com)

**To:** [councilgroup@rcgov.org](mailto:councilgroup@rcgov.org)

**Sent:** Monday, February 25, 2008 11:41 AM

**Subject:** Rezoning of land near enchanted hills

Dear members of city council,

Some comments on the rezoning of land next to the Enchanted Hills development. It is readily apparent that the proposed project is too large to be placed on this development site. Having to rezone land which will allow them to clear cut the buffer zone and fill in the canyon between the project and our neighborhood makes no sense. There are plenty of areas that are not next to neighborhoods that would be much more suitable and have more space for a project of this magnitude. Having to come back to get this rezoned also reflects poor planning, something that should not happen on an environmentally and aesthetically sensitive area. Thankyou for all of your efforts and time. Sincerely,

Bruce Eaton

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

From: "Bruce Brugman" <bbrugman@rap.midco.net>  
To: <councilgroup@rcgov.org>  
Sent: Monday, February 25, 2008 7:58 PM  
Subject: South Highway 16 development

Honorable Mayor Hanks and Council Members:

As residents of Enchanted Hills we request that the current plan being proposed by Doug Hamilton, which includes Walmart on the old flea market site, be turned down. As far as development goes in this area of Rapid City, we are not opposed to the idea that more retail is needed to serve the current residential areas and the ones that are proposed in the future. We do feel that the proposal by Mr. Hamilton regarding the location is illadvised considering the way in which it threatens downstream water quality, potentially causes major traffic problems, and decreases the value of properties in Enchanted Hills that derive a part of their value from the fabulous view of the front range. We believe that there is plenty of property along highway 16 and elsewhere, that is more desireable and would require less preparatory work. The area now being considered at this time would be ideal for less invasive smaller scale development similar to that currently being constructed along Sheridan Lake Road. Please consider these points in your deliberations

Bruce and Norma Brugman  
1388 Panorama Circle

07RZ043 / 07CA023 / 07PL067 / 07SV026 / 08PD007

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

**From:** Remboldt [mailto:kremboldt@rap.midco.net]

**Sent:** Monday, February 25, 2008 12:06 PM

**To:** councilgroup@rcgov.org

**Subject:** Walmart on highway 16

To the Mayor and City Council Members:

I am a resident in the Enchanted Hills area and would like to speak out in opposition to the building of the HUGE Walmart being planned for our neighborhood. I am not opposed to commercial development per say at this location - what I am opposed to is the development of a big box store on a piece of property that is and never will be big enough to hold a 200,000+ sq. ft. store and it's 750 car parking lot!!!! The destructive and negative impacts the complex will have on this area of our city and neighborhoods would be unending!!

Please listen to our voices of concern for our neighborhoods and our beautiful surrounding area! Don't let that be taken away. I am all for progress and even placing a Walmart in the south end of Rapid City but not on top of Enchanted Hills!! So, please defeat this location and let Walmart quickly move to another more suitable location in south Rapid City that they are actively looking into.

Thank you for your time and your vote of "NO" to this location!!

Sincerely yours,  
Jill Remboldt



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

From: mac [<mailto:jgphoenix@rap.midco.net>]

Sent: Tuesday, February 26, 2008 2:10 AM

To: councilgroup@rcgov.org

Subject: No.07CA023 and No.07RZ043 Tower Ridge No.2 subdivision

Re: Application of an Amendment to the Adopted Comprehensive Plan to change the land use designation from Park Forest to General Commercial with a Planned Commercial Development and Rezoning from Park Forest District to General Commercial District.

To the Mayor and Council Members:

Contrary to what you might think, we are not against commercial development of this site. WE ARE AGAINST trying to put a big box store on a piece of property that is not big enough to hold a 200,000+ sq. ft. store and it's 750 car parking lot. A piece of property that can not even allow for future expansion if needed by the store.

In trying to make all things fit, the developer is now asking to change a small remaining parcel that is designated Park Forest to General Commercial to squeeze in a needed service road going even deeper into the canyon with the intent of clear cutting all of the trees and destroying ground cover in the entire acreage essentially destroying all of the buffer that would exist between the big box store and adjoining residential neighbors.

The tremendous cost of this project is beyond understanding not only monetarily but aesthetically to the beauty of this foothills canyon.

There are better suited acreage's in south Rapid City along Catron, Fifth and even Hwy. 16 that could better meet the needs of a "box store" and not have such a negative impact upon our area.

We therefore, ask you to give careful consideration to why the Planning Commission voted to deny this request and vote NO to the rezoning of this small but vital piece of ground.

Thank you,

Jim and Gerda Phoenix  
1332 Panorama Circle

----- Original message -----

**From:** [Linda Maas](#)

**To:** [city council mayor](#)

**Date:** 2008, 28, Quinta Of Fevereiro 10:58

**Subject:** Walmart site

My name is Linda Maas and I have lived in Rapid City all of my life. My husband John and I have raised five children here and we love our city and the Black Hills. Five years ago we built our present home on Enchantment Road. We are very concerned about the proposed location for a new Walmart store. We are not opposed to Walmart as I often patronize their store but do oppose their proposed new location. The increased traffic on our street is of great concern as I am sure it won't take people long to discover it as a shortcut. The increased noise and 24 hr activities would greatly reduce the quality of our lives in this neighborhood. I believe there are much better sites in this area to build their store. The 5th street extension to Catron would be one that comes to mind. Thank you for your time. Linda Maas

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

From: "Jim Strain" <jstrain@enetis.net>

To: <councilgroup@rcgov.org>

Sent: Thursday, February 28, 2008 12:18 PM

Subject: Walmart Super Storeproposed Highway 16 site

> Dear Sir/Madam:

> Rather than speaking at an appropriate Council Meeting I have put my  
> thoughts to paper regarding the proposed Walmart Super Store site on  
> Highway 16. I attach the paper and hope that you will take the time  
to

> read it. Thank you,

> Jim Strain

>

>

## CITIZEN PRIDE

On February 18, 2008 the Rapid City Journal on its Opinion page in "THE GOOD, THE BAD AND THE UGLY" section there was an item that read as follows: "THE GOOD: Dozens of people attended the first public discussion Feb. 13 on improving the look and traffic flow of Mount Rushmore Road, Rapid City's busy thoroughfare that routes tourists to Mount Rushmore."

The referenced meeting was in response to an effort by a local group called the Mount Rushmore Road Group to, as the Journal reporter Kevin Woster phrased it in his excellent piece of February 11, 2008 entitled, Safer, Saner Road, speaking of Mount Rushmore Road wrote "can one day be a safer, saner, more attractive route through the heart of the city." This statement is part of an opening paragraph beneath a picture of Mount Rushmore Road taken from south to north. This picture proves again the Chinese proverb that "one picture is worth ten thousand words."

In a bit I will be referencing a document entitled: U.S. Highway 16 Neighborhood Area FUTURE LAND USE PLAN, prepared in conjunction with the Rapid City Metropolitan Planning Organization and the South Dakota Department of Transportation and U. S. Department of Transportation Federal Highway Administration, but first let's go a little deeper into Kevin Woster's story as he waxes eloquent in his accurate description of downtown Mount Rushmore Road: "Homely in appearance and hectic in pace, Mount Rushmore Road is an urbanized stretch of Highway 16 that runs for almost two miles between the downtown area and the base of the south hill where the popular tourist route begins its climb into the hills." ; " It hurries past Wilson Park ----- a rare bit of green space in the blur of lights and signs and commerce". He describes the traffic lanes as "a narrow, waterless sluice of speed and sound between St. Patrick Street and Highland Park Drive"; on most of its route, it is unfriendly to motorists, dangerous to cyclists and baffling to pedestrians".

Not a pretty picture, but I would agree, accurate. This two miles is, in my opinion, one of very few blemishes on an otherwise very beautiful small city, one

in which I am proud to live and, like those dozens of folks that attended the first public discussion Feb. 13 on improving the look and traffic flow of Mount Rushmore Road, interested in preserving the good and improving the few not so good features of this city.

In the next few days ten civic-minded public servants are likely to decide an issue that will influence the appearance, the growth and orderliness of the south end of this city throughout its future. I speak of the proposed location of the city's second Walmart Super Store. Many, I imagine, will feel that this is an issue relevant only to those who live in The Highway 16 Neighborhood, but I think it is bigger than that. I believe, I think accurately, that many residents of this city care about the overall picture, rather than just their immediate neighborhood, damage a limb and the body is diminished.

The U.S. Highway 16 Neighborhood Area FUTURE LAND USE PLAN referred to earlier speaks (page 15) of "Entryway Overlay: Purpose of the Entryway Overlay: U.S. Highway 16 is a major federal highway that links Rapid City to the Black Hills. It is an entryway for travelers entering the community from the south as well as a Gateway for visitors traveling from Rapid City to Mount Rushmore and the Black Hills National Forest.

The proposed Walmart Super Store site is not in the defined Entryway Overlay which begins 500 feet south of Catron Blvd and continues south on Highway 16 for considerable distance it is located approximately one half mile north of Catron Blvd., much nearer in to Rapid City, but nonetheless part of the "Gateway to Mount Rushmore, Crazy Horse Monument and many other attractions in the Black Hill National Forest and Custer State Park. The following are some, not all, of the Land Use Plan recommended goals of the Entryway:

- Create an attractive and inviting environment along the corridor.
- Incorporate consistent an appropriate design standards that unify the corridor and incorporate regional forms and materials in design elements.

- Preserve the existing vistas of prairie land to the east and the Black Hills to the west by maintaining openness along portions of the corridor by clustering structures and setting them back from the roadway.
- Protect the night skies through implementation of dark skies requirements.
- Develop an environment that is friendly and safe for pedestrians and bicyclists.

I am opposed to the placement of a large retail outlet at the proposed Walmart Super Store site. I speak only for myself and represent no other individual or group. My opposition is based exclusively on the traffic congestion that I believe will plague the location from the beginning and undermine the intent and purpose of all the intelligent planning that has been intended to make this part of the city as occupant and traveler friendly as possible.

In support of my position on traffic I again quote from the Future Land Use Plan for the neighborhood, (page 8) Truck Traffic. It is not the truck traffic that concerns me rather it is the following statement: "U.S. Highway 16 will remain the major tourism and truck traffic route into the Black Hills from the Rapid City area." Portions of the Journal piece "Safer, saner road" indicate that the bypass from Exit 61 on Interstate 90 has not pulled a lot of traffic off Highway 16. Construction at Exit 61 no doubt explains some of the failure of people to use the bypass, but the piece continues with the statement "Even with the connector, Mount Rushmore road will remain a busy traffic corridor."

Again, to the Future Land Use Plan, (page 8) Safety. Excerpting from the first sentence: "the desire to locate high traffic generating businesses out of the residential areas and along collector streets and arterial streets."

Walmart Super Stores draw business; the company has proven that wherever they have set up operations. I believe it is a safe prediction that a new Rapid City Walmart Super Store will succeed and will generate a very high level of traffic wherever it is located; the planned 750 car parking lot indicates company confidence. The proposed site, on Highway 16, is neither a collector

street, nor an arterial street; it is, rather, a very important main thoroughfare worthy of maximum protection.

Today, traffic on Highway 16 during the tourist off-season is not excessive, during tourist season it becomes challenging. Add to this the traffic that Walmart is bound to bring from the north, the south, the east and the west (the site is approximately one half mile north of Catron Blvd.), and there goes the Gateway to the Black Hills. We have transferred traffic congestion from downtown Mount Rushmore, added to it and if the site is approved we now have two Highway 16 problems, rather than one.

One more point; On Wednesday, June 07, 2006 a referendum vote favored changing the zoning on 54 acres well south of Catron Blvd. The vote was construed as a vote for a second Walmart Super store at the intersection of Highway 16 and Sammis Trail, a location much more logical for the traffic reason and several other reasons, including the topography. At the time of that referendum the present site was not under consideration. Had it been, I believe the vote would have been in strong opposition.

What ever the decision reached by the City Council regarding Walmart, I will continue to live in this fine city, in the same location. I have had my say.

Respectfully submitted,

Jim Strain

**From:** Peg Beyers [mailto:teepee@sd.value.net]  
**Sent:** Thursday, February 28, 2008 6:20 PM  
**To:** planning.commission@rcgov.org  
**Subject:** Wal-Mart

Let's see----the newspapers and television are full of stories about our declining economy and you guys are not supporting a business that wants to bring jobs and pay sales taxes to our local economy? Are you nuts or what?? And the people who live in Enchanted Hills are whining about not wanting traffic on "their" road (Highway 16). Maybe they should stay out of Rapid City and not use anyone else's roads for shopping or going to work, if they don't want us to drive on "their" road to shop at a new WalMart. Do you remember that the voters want a WalMart on the south side of town? It's been four years; that's long enough to wait. Thank you for listening.--Peg Beyers