



KIEFFER SANITATION

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April 12, 2017

Mayor Allender and Council Members:

We are contacting you today to request your support and assistance in securing the rezoning of two vacant lots which adjoin the Waste Connections (dba Kieffer Sanitation) property on East St. Patrick Street.

Waste Connections currently owns and utilizes 5 contiguous lots between East St Patrick Street and East St. Andrew Street and west of South Valley Drive. The two vacant lots in question adjoin our lots on the east and abut the Rapid Valley Sports Bar. We have entered into a purchase agreement for these lots so that we can expand our secured storage area. This is a simple extension of existing use to allow us to continue to meet the growing needs of the Rapid City community.

Waste Connections has been operating at this location for 16 years, with previous similar entities operating for approximately 25 years prior. The lots in question were created in 1976 and were located outside of the City limits at the time of platting. They have remained vacant for 40 years. We believe that the expansion of our existing use is reasonable for this location and the other similar uses in this area.

These 2 particular lots are currently zoned General Commercial and we are seeking a change to Light Industrial in order to utilize the area for storage purposes. With the exception of our offices, all of the property to the west and north is currently zoned Light Industrial, as are many of the properties to the southwest of this site (Lombardy Industrial Park). There is a long history of light industrial use in this area. We spoke with our immediate neighbors to ensure that there were no objections to the rezoning and our expansion. Those adjoining landowners along with a few additional adjacent landowners signed our petition indicating that they had no objections to the proposed zoning.

Unfortunately, Planning staff did not support the rezoning. The Planning Commission seemed to be divided in their thoughts and they requested that we submit an Initial Planned Development application in conjunction with the rezoning request. We submitted that application and have indicated that we would reserve a 25' buffer strip along East St. Patrick Street for the requisite fencing (required in the Light Industrial District) in addition to landscaping that will buffer our storage from the street view and properties to the south.



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Waste Connections is an important component of the Rapid City community and provides services which are critical to all residential and commercial uses. We serve over 19,000 residential and commercial customers in Rapid City. We currently have 55 full time employees, with nearly \$3,000,000 in payroll each year. Our total business revenues last year were \$15,056,373, and we made direct payments to the Rapid City Landfill in the amount of \$3,052,196. We provide a valuable and critical service to the community and I believe that we deserve the opportunity to expand in our current location.

Allowing existing businesses to grow and expand helps increase the tax base for all members of the community. Our current location provides us convenient access to our customers as well as to the landfill. If we are not afforded the opportunity to expand at our current location, the implications are significant. The cost of relocation would be shared with all of our consumers – both business and residential. Being forced to relocate could add additional time and costs to our services. The more centrally located that we remain, the less miles of road we have to travel, the less fuel we consume, the less emissions we produce, the longer our vehicles remain in service and the more production we can achieve on our routes. Pushing development outside of our central area of service creates sprawl – not growth. Ensuring that we are utilizing our in-fill land resources wisely and not just expanding public liabilities for roads and utilities by pushing business outwards is responsible community stewardship.

Our request for rezoning and Initial Planned Development will be heard at the April 20th Planning Commission meeting. Council will not see the Planned Development request unless there is an appeal, but we are asking for our support in both of these requests.

Happy to answer questions you may have about our operation.

Sincerely,

Bob Novak
Kieffer Sanitation
Division Vice President

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