

From: [Kent Hyde](#)
To: [cpweb](#)
Subject: Addendum to: Comment on Rezoning Request 17RZ030 - SW of the intersection of Dunsmore Road and Portrush Road
Date: Monday, October 23, 2017 11:40:26 AM

My wife just reminded of one other issue:

Fire response time:

A house recently burned to the ground in our neighborhood at 6835 Sahalee Drive. As noted in the newspaper, fire department response time was quite slow, presumably due to a combination of the distance from the station and a limited choice of response routes to this area. Construction of new housing in the Red Rocks, Red Rock Meadows and other subdivisions in this area over the past decade has greatly increased the traffic load. The new traffic light at the corner of Sheridan Lake Road and Dunsmore was very necessary, but even this remedy unfortunately allows only a few south-bound/north-bound cars on Dunsmore to get through the intersection with each light change, which causes a substantial backup on Dunsmore during rush hour. Sheridan Lake Road itself is notorious for congestion all the way into town during rush hour. All of this combined creates a potential obstacle for firefighting and public safety response times, especially during rush hours.

Further development of this region should be slowed until adequate firefighter access to the area and fire escape routes have been addressed.

Again, thank you for your consideration of these issues.

Kent Hyde
4313 Portrush Rd
Rapid City, SD 57702 USA
1 605 348-3890

----- Forwarded Message -----

Subject: Comment on Rezoning Request 17RZ030 - SW of the intersection of Dunsmore Road and Portrush Road

Date: Mon, 23 Oct 2017 08:38:21 -0600

From: Kent Hyde <hyde@nvc.net>

To: cpweb@rcgov.org

To the City of Rapid City:

Would you please address the following important concerns when you consider this petition:

1. Light pollution. If you grant the request to rezone this parcel to Office Commercial District, we would request that the City impose special lighting requirements on any improvements to the property to reduce glare, light trespass and skyglow at night. The 24-hour Corner Pantry at the corner of Sheridan Lake Road, nearly 500 yards away, already disturbs the night with its bright lights. Any additional, nearer businesses with bright lighting will exacerbate the problem. Please consider requiring that light fixtures be shielded so that light rays emitted from fixtures are projected downwards and not outwards, as well as any other appropriate

requirements.

Rapid City in general should consider following the Phoenix area's example in reducing night glare throughout the region. It is a joy to fly into the Valley at night and to drive the streets there without piercing white lights everywhere. You can find some discussion and ordinances at:

<https://www.maricopa.gov/2287/Dark-Sky-Ordinance>
<http://www.darksky.org/our-work/public-policy/mlo/>

2. Increased traffic and noise. Please consider the potential increase in noise and traffic levels that a zoning change will produce. This property abuts a residential area and the impact of any commercial uses in increasing noise and congestion should be given special scrutiny.

Thank you for your consideration.

Kent Hyde & Edith-Maria Redlin
4313 Portrush Rd
Rapid City, SD 57702 USA
1 605 348-3890

5/18/17

To: The Pennington County Planning and Zoning and the County Commissioners.

From: Leo Hamm manager of the Leo Hamm Ranch Family LLC

Re: Chris Hamm; KTM Design Solutions Agent
Planned Unit Development District, address 7800&7900 Sheridan Lake Road, Rapid City.

We do not want any further development on any of this property until such time that Dunsmore Road going north from Sheridan Lake Road becomes the responsibility and the liability of a government entity. At present, neither the city nor the county is responsible for Dunsmore Rd. north from Sheridan Lake Road to Portrush Road.

The reason for our objection is that the drainage from the road and the Storage Place has very seriously eroded and damaged our property. It is so bad that it's dangerous to livestock and has caused extensive erosion for a great distance.

That portion of Dunsmore Rd. was built by the developers of Red Rocks, designed by Dream Design Int. and was approved by Rapid City. It is my understanding that the county had nothing to do with it. The city has a sewer and a water line and a drainage collections dispersion, which is faulty, and the probable cause of the erosion of our property.

At one point in time several years ago after we complained and finally got the city to look at it the city agreed to fix it and did build a temporary fence around the worst parts of the erosion to protect the livestock until they could redesign and fix the problem.

However, then the city informed me that they found that the city had not annexed that portion of Dunsmore Rd. so the city could not spend money outside the city limits.

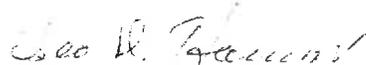
The city also told me to go to the county and see if the county would take care of it. The county did take a look and said the county had not taken it on their road system and the county felt it should be the cities responsibility. I agree.

The Red Rocks developers opened the section line and improved and built the present roadway. As far as I know, the Red Rocks developers paid Dreams Design Int. to design the roadway from Sheridan Lake Rd. to Portrush including the flawed drainage design and the city of Rapid City approved that design.

Now, tell me who should be responsible for the damage to our property and why we should not resist any further development which is likely to negatively impact the existing drainage problem. The drainage to the south of the Storage Place will join other drainage and will then join the drainage from the east of the Storage Place at danger curve. The combined drainage in now causing erosion we have never seen before through our property all the way to the Stony Creek Development.

Why should we pay for the damages to our property caused by other who has benefited greatly i.e. the developers, the city and even the county. Since the city has taken the 3-mile jurisdiction the city needs to get a handle on this and plan with the county for the future and it should happen before any new development.

Sincerely,
Leo Hamm



From: Jeff Rohr [<mailto:jeffreyrohr@gmail.com>]
Sent: Thursday, November 16, 2017 7:59 AM
To: Hanzel Sarah; Salamun Jason
Subject: Proposed Re-zoning

To Sarah Hanzel, Planning & Zoning -

We have recently become aware of the proposed re-zoning for the SW corner of Portrush & Dunsmore (file #17RZ030). We live on Dunsmore, a block north of this intersection and have some concerns. We will be out of town and unable to be present for the November 22nd meeting so are putting our concerns into writing.

With all the recent homes that have been built in recent months just a couple of blocks further north on Dunsmore (near the Poppy Trail intersection) we have experienced a big increase in traffic on Dunsmore as it is the main intersection with Sheridan Lake Road. This intersection is used by all the town-homeowners along Dunsmore, as well as the large number of single-family homes to the east of Dunsmore in the Redrock Meadows neighborhood. And It is our understanding that further planned development with bring up to 80 additional homes into the development currently taking place at the north end of Dunsmore.

It is our understanding that this proposed re-zoning is for the building of an apartment complex. Due to the fact that there is already too much traffic on Dunsmore we am opposed to this re-zoning if this is indeed the intended purpose. We propose a moratorium on any further development of additional residential housing until alternate routes of ingress & egress into our neighborhood are established.

Thank you for considering my concerns our your deliberations.

Jeff & Betty Rohr

6711 Dunsmore Rd.

Rapid City, SD 57702

cc: Jason Salamun

17RZ034
17RZ030

From: Darcy Gaines [<mailto:darcyagaines@gmail.com>]
Sent: Wednesday, November 15, 2017 4:49 PM
To: cpweb
Subject: 17RZ034

Verizon

4:45 PM

58%

Documents



Blank



Darcy A Gaines
4536 Portrush Rd
Rapid City SD
November 14 2017

Department of Community Development
300 6th Street
Rapid City SD

Re: request 17RZ034

Due to the upcoming holidays, I will be unable to personally attend the zoning hearings on 17RZ034. Living directly across from this property, I am in favor of a low density residential zoning.

However, the second parcel that KTM Solutions request for rezoning, I am against. (This parcel being on the West side of Dunsmore Rd.) I have received no new information on the status of this request. I should have been notified since this property is also across from me.

I do not know if your offices have a Master Plan for this immediate area. A Master Plan should show low density residential. This is a residential area and needs to remain low density.

The new development on the northern section of Dunsmore Rd is creating traffic and safety issues. An added ingress and egress is greatly needed. Apartments and commercial zoning are simply not functional on Dunsmore Rd. Nor is any other zoning except low density residential.

The Red Rock development area is lovely....why change the focus of what it is now.

Darcy Gaines