

Custer County Comprehensive Plan

Public Opinion Questionnaire

April 2008



Conducted and analyzed
by the
Custer County Planning Department
and the
Comprehensive Plan Working Committee
420 Mt. Rushmore Road
Custer, SD 57730

Public Opinion Questionnaire

A public opinion questionnaire was mailed to the 3,590 Custer County property owners in December of 2007. The purpose of the survey was to gather and gauge public opinion about planning issues in the County, as it relates to growth, development, the environment, and lifestyle. The Planning Office received 740 responses (>20%) to the questionnaire. It is commendable that this level of response was generated, keeping in mind that there was no return postage included. The only incentive was the opportunity to participate, to be heard, and to be counted. The following report summarizes the data results of the questionnaire. Included, as a part of this report, is the public commentary that was returned with the completed Custer County Questionnaire.

Summary of Results

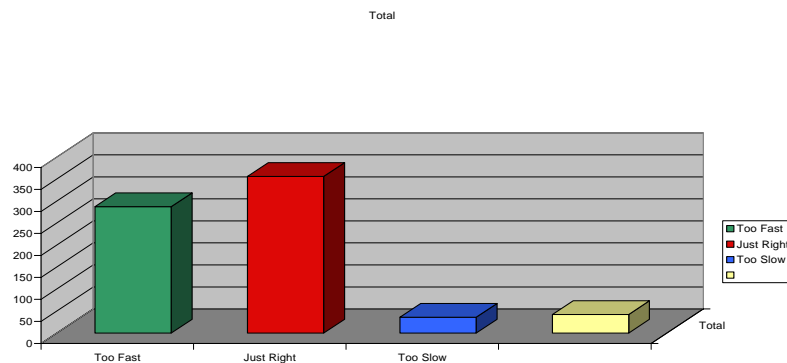
The survey results and analysis of the public commentary indicate that people have chosen to remain here or to move here because of the rural lifestyle. Though living in this area can pose special challenges and hardships, the amenities obviously outweigh the detractions. This is evidenced by the in-migration of retirees and vacation property investors. Another important indicator in the survey of local citizens is their appreciation and dedication to the preservation and protection of natural resources. Due to the influx of retirees, and that the average age in Custer County is approaching 45 years old, it should come as no surprise that the development of quality medical services ranks high among respondents.

Question one was simply a question about how long the respondent had lived in the County. The following chart is a tally of the results of that question.

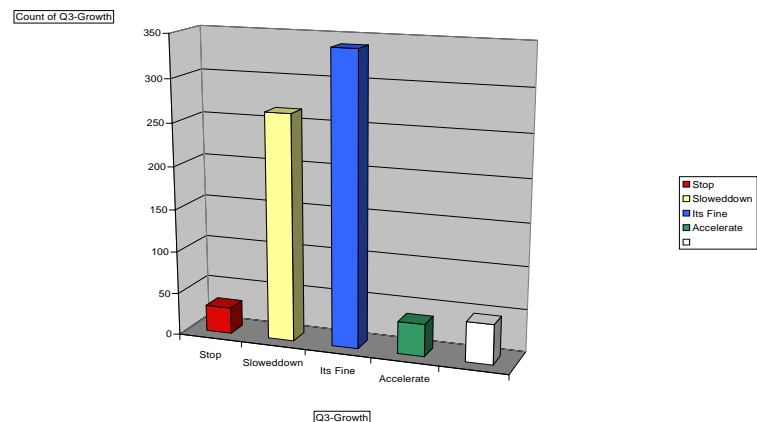
Zone	# of Respondents	Oldest Respondent	Average Longevity
1	99	55	13 years
2	27	60	19 years
3	436	70	16 years
4	28	55	12 years
5	65	50	15 years
6	55	80	23 years
7	29	85	31 years
Total	739	85	17 years

Questions two and three of the survey were designed to give feedback on the perceived rate of development within the County and what to do about it. The summation of the overall respondents indicates that nearly 50% of the citizens felt that growth was happening at an acceptable rate, whereas 40% believed that it was happening too fast. Not surprisingly, the responses to question three directly correlate to that of question two.

Rate of Growth	Number	Percent
Just Right	365	49.39%
No Response	43	5.82%
Too Fast	293	39.65%
Too Slow	38	5.14%
Total	739	100%



Growth Options	Number	Percent
Accelerate	39	5.3%
It's Fine	350	47.4%
No Response	47	6.4%
Slowed Down	271	36.7%
Stopped	32	4.3%
Total	739	100%



The following charts show the responses to questions 3 and 4 by zone:

Q2-Growing		
Zone	Q2-Responses	Total
1	Just Right	56
	No Response	9
	Too Fast	29
	Too Slow	5
Zone 1 Total		99
2	Just Right	14
	No Response	2
	Too Fast	10
	Too Slow	1
Zone 2 Total		27
3	Just Right	214
	No Response	28
	Too Fast	168
	Too Slow	26
Zone 3 Total		436
4	Just Right	12
	No Response	1
	Too Fast	14
	Too Slow	1
Zone 4 Total		28
5	Just Right	28
	No Response	3
	Too Fast	31
	Too Slow	3
Zone 5 Total		65
6	Just Right	25
	Too Fast	29
	Too Slow	1
Zone 6 Total		55
7	Just Right	16
	Too Fast	12
	Too Slow	1
Zone 7 Total		29
Grand Total		739

Q3-Growth		
Zone	Q3-Responses	Total
1	Accelerated	6
	It's Fine	51
	No Response	10
	Slowed Down	24
	Stopped	8
Zone 1 Total		99
2	Accelerated	1
	It's Fine	14
	No Response	4
	Slowed Down	7
	Stopped	1
Zone 2 Total		27
3	Accelerated	24
	It's Fine	207
	No Response	29
	Slowed Down	167
	Stopped	9
Zone 3 Total		436
4	Accelerated	1
	It's Fine	13
	Slowed Down	13
	Stopped	1
Zone 4 Total		28
5	Accelerated	4
	It's Fine	25
	No Response	3
	Slowed Down	27
	Stopped	6
Zone 5 Total		65
6	Accelerated	2
	It's Fine	26
	No Response	1
	Slowed Down	21
	Stopped	5
Zone 6 Total		55
7	Accelerated	1
	It's Fine	14
	Slowed Down	12
	Stopped	2
Zone 7 Total		29
Grand Total		739

In evaluating the results for questions four, five, and six, we looked at the responses that accumulated the greatest number of “most important” designation. In essence, we tallied the responses indicated by the numeral **1**.

Question four asked which goals should be included in the Comprehensive Plan. Citizens were given a choice of eight goals and asked to rank them on a scale of 1 to 5, **1** being very important to **5** being not very important. The following statements are listed in order of importance and were used as the basis for development of the long-range planning goals in the Comprehensive Plan:

- Preserve and protect natural resources
- Ensure that new development is compatible with existing surroundings
- Preserve historic sites and structures
- Promote abatement of accumulated trash/debris/scrap
- Protect agriculture
- Promote economic development and job opportunities
- Improve County Schools
- Promote Commercial Development

The following data table summarizes question 4 responses by lowest average score rated most important:

Data	Zone							Grand Total	Rank of Importance
	1	2	3	4	5	6	7		
Average of Q4a-PromoteEconomicDev	2.24	1.96	2.24	2.15	2.85	2.94	2.38	2.34	6th
Average of Q4b-ImproveSchools	2.63	2.92	2.82	2.48	2.24	2.35	2.76	2.69	7th
Average of Q4c-PromoteCommDev	2.93	2.84	2.99	3.16	3.61	3.38	3.50	3.09	8th
Average of Q4d-PreserveNatRes	1.49	2.00	1.57	1.33	1.37	2.26	1.60	1.60	1st
Average of Q4e-PreserveHistSites	1.63	1.85	1.80	1.67	1.70	2.20	2.04	1.80	3rd
Average of Q4f-AssureNewDevCompat	1.68	1.88	1.75	1.52	1.73	2.15	1.50	1.76	2nd
Average of Q4g-ProtectAgriculture	2.14	1.65	2.23	1.91	1.86	1.98	1.68	2.11	5th
Average of Q4h-PromoteAbatTrash	1.90	2.42	1.95	2.13	1.97	2.49	2.50	2.03	4th

Data Tables for Question 4 by Zone

Q4a-PromoteEconomicDev	Zone							
Q4a-Responses	1	2	3	4	5	6	7	Grand Total
(~40%)1	37	11	182	12	13	14	8	277
2	15	6	63	4	11	7	6	112
3	24	6	81	5	17	11	8	152
4	7	2	37	4	10	8	2	70
5	7		41	1	9	12	2	72
(blank)								
Grand Total	90	25	404	26	60	52	26	683

Q4b-ImproveSchools	Zone							
Q4b-Responses	1	2	3	4	5	6	7	Grand Total
(~26%)1	27	4	94	6	23	18	7	179
2	18	7	73	8	13	11	5	135
3	18	6	111	4	19	14	6	178
4	11	3	52	2	2	5	1	76
5	14	5	68	3	5	4	6	105
(blank)								
Grand Total	88	25	398	23	62	52	25	673

Q4c-PromoteCommDev	Zone							
Q4c-Responses	1	2	3	4	5	6	7	Grand Total
(~17%)1	14	7	77	4	6	4	4	116
2	24	4	77	6	9	11	2	133
3	19	6	107	5	14	13	4	168
4	16	2	46	2	7	6	9	88
5	15	6	91	8	26	16	7	169
(blank)								
Grand Total	88	25	398	25	62	50	26	674

Q4d-PreserveNatRes	Zone							
Q4d-Responses	1	2	3	4	5	6	7	Grand Total
(~71%)1	68	13	293	21	53	27	18	493
2	11	5	52		4	6	2	80
3	7	4	43	2	2	8	3	69
4	4	3	12		1	3	1	24
5	2	1	16	1	3	9	1	33
(blank)								
Grand Total	92	26	416	24	63	53	25	699

Q4e-PreserveHistSites	Zone							
Q4e-Responses	1	2	3	4	5	6	7	Grand Total
(~58%)1	57	14	246	16	42	24	12	411
2	24	4	73	3	8	11	5	128
3	5	6	59	3	5	4	5	87
4	3	2	23	1	6	6	1	42
5	4		19	1	2	6	2	34
(blank)								
Grand Total	93	26	420	24	63	51	25	702

Q4f-EnsureNewDevCompat	Zone							
Q4f-Responses	1	2	3	4	5	6	7	Grand Total
(~60%)1	57	14	249	17	39	25	16	417
2	17	5	78	3	12	11	4	130
3	14	5	45	1	5	6	4	80
4	2		19	1	4	3		29
5	3	2	21	1	3	7		37
(blank)								
Grand Total	93	26	412	23	63	52	24	693

Q4g-ProtectAgriculture	Zone							
Q4g-Responses	1	2	3	4	5	6	7	Grand Total
(~44%)1	42	15	145	12	38	32	15	299
2	19	7	109	5	10	3	6	159
3	14	3	79	4	7	8	2	117
4	7		31		2	4	1	45
5	9	1	32	2	6	5	1	56
(blank)								
Grand Total	91	26	396	23	63	52	25	676

Q4h-PromoteAbatTrash	Zone							
Q4h-Responses	1	2	3	4	5	6	7	Grand Total
(~49%)1	48	11	203	10	32	19	6	329
2	20	5	91	8	13	8	7	152
3	8	4	61	1	10	12	6	102
4	5		18	3	7	4	3	40
5	7	6	27	2	2	8	2	54
6			1					1
(blank)								
Grand Total	88	26	401	24	64	51	24	678

Question five asked local residents what type of development projects they would like to see. Respondents evaluated each statement on a scale of 1 to 5 again, with 1 being definitely yes to 5 being definitely no. The following statements are listed in order of importance and were used as the basis for development goals in the Comprehensive Plan:

- Medical Services
- Recreation/Community Parks
- High-Tech Jobs
- Schools
- Light Manufacturing/Industrial/Mining
- Retail Shopping
- Fast Food Restaurants
- Medium Manufacturing/Industrial/Mining
- Banks/Credit Unions
- New Housing Developments
- Hotel/Bed and Breakfast
- Heavy Manufacturing/Industrial/Mining

The following data table summarizes question 5 responses by lowest average score rated most important:

Data	Zone							Grand Total	Rank of Importance
	1	2	3	4	5	6	7		
Average of Q5a-RetailShopping	3.00	3.19	3.02	3.27	3.35	3.52	3.43	3.12	6th
Average of Q5b-Schools	2.52	2.93	2.77	2.77	2.38	2.42	2.69	2.67	4th
Average of Q5c-MedicalServices	1.99	1.89	1.88	2.00	2.02	2.60	2.61	1.99	1st
Average of Q5d-Banks/CreditUnions	3.47	3.44	3.62	2.96	3.21	3.44	3.50	3.52	7th
Average of Q5e-HeavyManuf/Indus	4.22	4.04	4.20	4.17	4.40	4.02	4.27	4.20	12th
Average of Q5f-MediumManuf/Indust	3.52	3.74	3.59	4.12	3.97	3.55	3.70	3.64	10th
Average of Q5g-LightManuf/Indust	2.52	3.00	2.79	3.19	3.14	2.59	2.79	2.79	5th
Average of Q5h-FastFoodRestaurants	3.40	3.65	3.53	3.42	3.89	3.75	3.68	3.57	8th
Average of Q5i-Recreation/CommParks	2.36	2.85	2.27	2.41	1.98	2.80	2.54	2.34	2nd
Average of Q5j-NewHousingDevelop	3.71	3.33	3.55	3.88	3.67	3.71	3.56	3.60	9th
Average of Q5k-Hotel/BedBreakfast	3.78	3.63	3.80	3.64	3.30	3.46	3.22	3.69	11th
Average of Q5l-HighTechJobs	2.47	2.74	2.33	2.52	2.38	2.96	2.36	2.43	3rd

Data Tables for Question 5 by Zone

Count of Q5a-RetailShopping	Zone							
Q5a-Responses	1	2	3	4	5	6	7	Grand Total
(~20%)1	24	6	90	3	8	6	5	142
2	13	3	71	5	7	5	4	108
3	18	7	102	6	23	16	4	176
4	13	2	43	6	5	6	4	79
5	24	9	108	6	20	19	11	197
(blank)								
Grand Total	92	27	414	26	63	52	28	702

Count of Q5b-Schools	Zone							
Q5b-Responses	1	2	3	4	5	6	7	Grand Total
(~28%)1	27	6	105	6	21	22	7	194
2	22	7	69	9	14	5	5	131
3	24	5	118	3	17	14	8	189
4	9	1	44	1	5	6	1	67
5	11	8	70	7	6	6	5	113
(blank)								
Grand Total	93	27	406	26	63	53	26	694

Count of Q5c-MedicalServices	Zone							
Q5c-Responses	1	2	3	4	5	6	7	Grand Total
(~45%)1	41	14	195	9	29	13	9	310
2	23	6	116	12	13	14	4	188
3	21	4	68	1	15	13	8	130
4	8	2	15	1	3	7	3	39
5	1	1	14	2	3	6	4	31
6			1					1
(blank)								
Grand Total	94	27	409	25	63	53	28	699

Count of Q5d-Banks/CreditUnions	Zone							
Q5d-Responses	1	2	3	4	5	6	7	Grand Total
(~9%)1	8	3	33	3	5	7	2	61
2	9	2	38	7	12	6	3	77
3	31	12	107	8	24	13	9	204
4	15		93		7	9	7	131
5	26	10	130	6	14	17	7	210
(blank)								
Grand Total	89	27	401	24	62	52	28	683

Count of Q5e-HeavyManuf/Indus	Zone							
Q5e-Responses	1	2	3	4	5	6	7	Grand Total
(~6%)1	1	2	29	2	2	3	1	40
2	5	3	18		3	5	1	35
3	18	3	42	5	6	6	5	85
4	15	3	68	2	9	11	2	110
5	48	16	246	15	43	26	17	411
6	1							1
(blank)								
Grand Total	88	27	403	24	63	51	26	682

Count of Q5f-MediumManuf/Indust	Zone							
Q5f-Responses	1	2	3	4	5	6	7	Grand Total
(~10%)1	7	2	43	2	5	7	2	68
2	13	5	55		2	6	3	84
3	26	4	81	6	13	10	6	146
4	16	3	73	3	13	8	6	122
5	29	13	155	15	30	20	10	272
(blank)								
Grand Total	91	27	407	26	63	51	27	692

Count of Q5g-LightManuf/Indust	Zone							
Q5g-Responses	1	2	3	4	5	6	7	Grand Total
(~23%)1	21	4	101	3	11	17	4	161
2	30	9	81	6	12	9	8	155
3	23	5	101	7	15	12	9	172
4	8	1	50	3	7	4	4	77
5	10	8	73	7	18	9	3	128
(blank)								
Grand Total	92	27	406	26	63	51	28	693

Count of Q5h-FastFoodRestaurants	Zone							
Q5h-Responses	1	2	3	4	5	6	7	Grand Total
(~11%)1	15	2	45	5	4	5	3	79
2	11	3	48	2	7	8	2	81
3	19	6	109	6	11	7	7	165
4	18	6	61	3	11	8	5	112
5	30	9	147	10	30	25	11	262
(blank)								
Grand Total	93	26	410	26	63	53	28	699

Count of Q5i- Recreation/CommParks	Zone							
Q5i-Responses	1	2	3	4	5	6	7	Grand Total
(~33%)1	31	5	140	8	28	14	8	234
2	28	7	111	5	20	11	7	189
3	15	7	95	10	8	12	7	154
4	10	3	37	3	2	6	2	63
5	10	5	28	1	5	11	4	64
(blank)								
Grand Total	94	27	411	27	63	54	28	704

Count of Q5j- NewHousingDevelop	Zone							
Q5j-Responses	1	2	3	4	5	6	7	Grand Total
(~8%)1	5	3	33	1	6	6	2	56
2	8	2	49	4	7	3	3	76
3	26	12	113	4	15	11	9	190
4	19	3	85	4	9	12	4	136
5	31	7	127	12	26	20	9	232
(blank)								
Grand Total	89	27	407	25	63	52	27	690

Count of Q5k- Hotel/BedBreakfast	Zone							
Q5k-Responses	1	2	3	4	5	6	7	Grand Total
(~6%)1	5	1	19		7	2	5	39
2	5	6	45	3	12	11	3	85
3	29	5	94	9	17	16	9	179
4	17	5	87	7	9	7	1	133
5	34	10	160	6	18	16	9	253
(blank)								
Grand Total	90	27	405	25	63	52	27	689

Count of Q5l-HighTechJobs	Zone							
Q5l-Responses	1	2	3	4	5	6	7	Grand Total
(~32%)1	26	8	139	6	25	14	9	227
2	22	6	114	8	11	6	7	174
3	22	4	82	8	11	13	8	148
4	11	3	32	3	10	8	1	68
5	8	6	43	2	6	12	3	80
(blank)								
Grand Total	89	27	410	27	63	53	28	697

Question six asked residents to quantify the reasons for which they choose to live in Custer County. An indication of **1** is acknowledgement of being very important, whereas an indication of a **5** is not very important. The following statements are listed in order of importance and were used as the basis for the protection of our lifestyle goals in the Comprehensive Plan:

- Rural Lifestyle
- Close to Recreation and Parks
- Close to Family and Friends
- Close to Work
- Close to Schools
- Close to Highway/Interstate
- Close to Retail and Services
- Local Entertainment

The following data table summarizes question 6 responses by lowest average score rated most important:

Data	Zone							Grand Total	Rank of Importance
	1	2	3	4	5	6	7		
Average of Q6a-CloseToWork	3.65	3.77	3.53	3.44	3.86	3.60	3.17	3.58	6th
Average of Q6b-CloseToHighway	3.64	3.54	3.67	3.69	3.35	3.43	3.19	3.60	7th
Average of Q6c-Schools(k-12)	3.38	4.12	3.49	3.48	3.65	3.25	3.92	3.51	5th
Average of Q6d-LocalEntertainment	3.55	3.85	3.56	3.08	3.76	3.74	4.24	3.61	8th
Average of Q6e-CloseToRec/Parks	2.23	2.88	1.91	1.89	1.65	2.74	2.59	2.06	2nd
Average of Q6f-CloseToRetail/Services	3.39	3.85	3.17	3.19	3.29	3.40	3.78	3.28	4th
Average of Q6g-CloseToFamily/Friends	3.29	3.27	3.05	3.20	2.83	2.54	2.81	3.03	3rd
Average of Q6h-RuralLifestyle	1.20	1.65	1.31	1.79	1.17	1.29	1.31	1.31	1st

Data Table for Question 6 by Zone

Count of Q6a- CloseToWork	Zone							
Q6a-Responses	1	2	3	4	5	6	7	Grand Total
(~18%)1	12	4	70	6	9	9	6	116
2	7	1	44	1	4	4	2	63
3	17	6	60	5	8	11	5	112
4	9	1	35	2	8	4	4	63
5	38	14	177	11	34	25	7	306
(blank)								
Grand Total	83	26	386	25	63	53	24	660

Count of Q6b- CloseToHighway	Zone							
Q6b-Responses	1	2	3	4	5	6	7	Grand Total
(~12%)1	11	2	40	5	12	7	6	83
2	11	4	38		8	13	4	78
3	15	8	86	5	11	6	4	135
4	15	2	82	4	10	4	3	120
5	38	10	151	12	22	23	9	265
(blank)								
Grand Total	90	26	397	26	63	53	26	681

Count of Q6c-Schools(k- 12)	Zone							
Q6c-Responses	1	2	3	4	5	6	7	Grand Total
(~15%)1	11	1	69	5	6	11	2	105
2	18	3	50	2	10	8		91
3	16	5	63	4	11	9	8	116
4	6		41	4	8	7	2	68
5	33	17	169	10	27	18	12	286
(blank)								
Grand Total	84	26	392	25	62	53	24	666

Count of Q6d-LocalEntertainment	Zone							
Q6d-Responses	1	2	3	4	5	6	7	Grand Total
(~8%)1	6	1	30	5	7	4	1	54
2	15	3	60	3	6	8	1	96
3	24	6	97	7	11	7	4	156
4	9	5	62	5	10	13	4	108
5	33	11	138	5	29	21	15	252
(blank)								
Grand Total	87	26	387	25	63	53	25	666

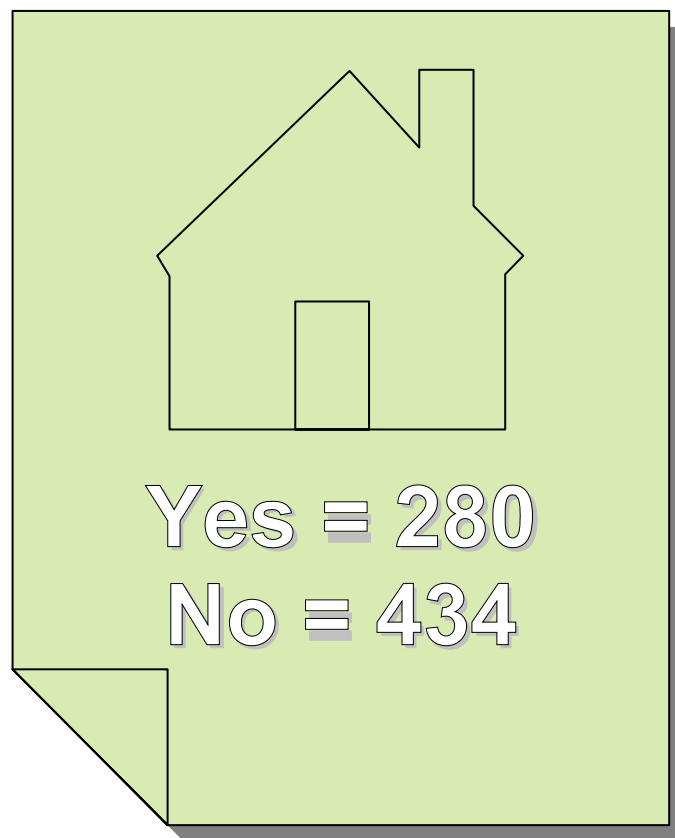
Count of Q6e-CloseToRec/Parks	Zone							
Q6e-Responses	1	2	3	4	5	6	7	Grand Total
(~49%)1	43	8	207	15	42	14	10	339
2	18	3	94	6	9	16	5	151
3	11	6	61	2	7	7	4	98
4	7	2	19	2	2	4	2	38
5	13	7	24	2	3	13	6	68
(blank)								
Grand Total	92	26	405	27	63	54	27	694

Count of Q6f-CloseToRetail/Services	Zone							
Q6f-Responses	1	2	3	4	5	6	7	Grand Total
(~9%)1	7		36	5	8	4	2	62
2	12	3	86	1	9	8	5	124
3	34	8	130	11	23	15	2	223
4	13	5	61	2	3	13	6	103
5	24	10	82	7	20	12	12	167
(blank)								
Grand Total	90	26	395	26	63	52	27	679

Count of Q6g-CloseToFamily/Friends	Zone							
Q6g-CloseToFamily/Friends	1	2	3	4	5	6	7	Grand Total
(~25%)1	14	6	99	4	21	19	7	170
2	20	4	63	5	9	8	4	113
3	13	3	75	4	10	12	7	124
4	5	3	37	6	8	4	3	66
5	34	10	122	6	16	9	5	202
(blank)								
Grand Total	86	26	396	25	64	52	26	675

Count of Q6h-RuralLifestyle	Zone							Grand Total
Q6h-Responses	1	2	3	4	5	6	7	Grand Total
(~84%)1	82	18	344	20	58	45	24	591
2	8	5	36	2	4	3		58
3			16	1	2	1		20
4	1		5	2	1	2		11
5	2	3	11	3		1	2	22
(blank)								
Grand Total	93	26	412	28	65	52	26	702

Question seven simply asked the question, “are housing and property prices reasonable in your area of the County?” The result was somewhat expected.



Custer County Questionnaire

Thank you for participating in the Custer County Land Use study. Your answers to the following questions will assist the planning team in developing recommendations regarding growth management, compatible land uses and other county planning issues.

1. **How many years have you lived in Custer County?** _____
2. **Custer County is growing:**
 Too Fast Just Right Too Slow
3. **Growth in the County should be:**
 Stopped Slowed down It's Fine Accelerated
4. **What goals should be included in the Custer County Comprehensive Plan?**
 Evaluate each statement on a scale of **1** to **5**, from **1** being extremely important to **5** being not very important

<input type="checkbox"/> Promote economic development and job opportunities <input type="checkbox"/> Improve county schools <input type="checkbox"/> Promote commercial development <input type="checkbox"/> Preserve and protect natural resources <input type="checkbox"/> Preserve historic sites and structures	<input type="checkbox"/> Ensure that new development is compatible with existing surroundings <input type="checkbox"/> Protect agriculture <input type="checkbox"/> Promote abatement of accumulated trash/debris/scrap
---	---
5. **Would you like to see the following developments in Custer County?**
 Evaluate each of the following from **1** being definitely yes to **5** being definitely no

<input type="checkbox"/> Retail shopping centers <input type="checkbox"/> Schools <input type="checkbox"/> Medical services <input type="checkbox"/> Banks/credit unions <input type="checkbox"/> Heavy manufacturing/industrial/mining <input type="checkbox"/> Medium manufacturing/industrial/mining	<input type="checkbox"/> Light manufacturing/industrial/mining <input type="checkbox"/> Fast food restaurants (Burger King, McDonald's, etc.) <input type="checkbox"/> Recreation/community parks <input type="checkbox"/> New housing development <input type="checkbox"/> Hotels/bed and breakfast <input type="checkbox"/> High-tech jobs
--	---
6. **How important are each of the following reasons for living in Custer County?**
 Evaluate each of the following from **1** being very important to **5** being not very important

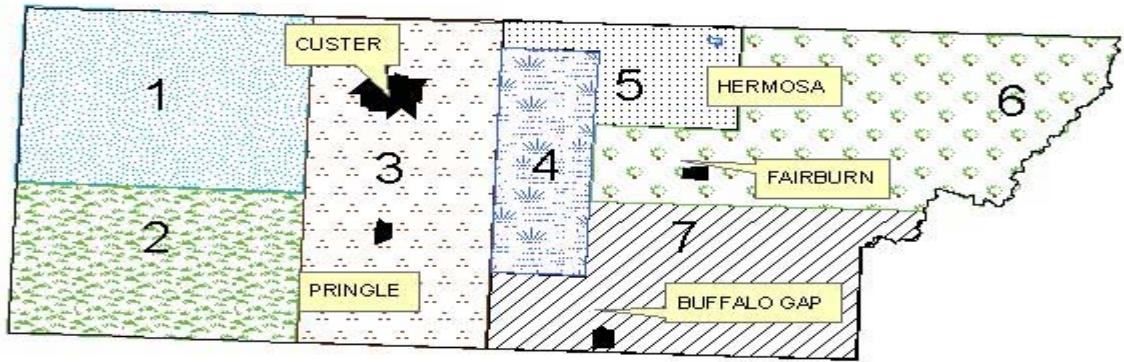
<input type="checkbox"/> Close to work <input type="checkbox"/> Close to highway/interstate <input type="checkbox"/> Schools (K-12) <input type="checkbox"/> Local entertainment	<input type="checkbox"/> Close to recreation/parks <input type="checkbox"/> Close to retail and services <input type="checkbox"/> Close to family and friends <input type="checkbox"/> Rural lifestyle
---	---
7. **Are housing and property prices reasonable in your area of the county?** _____
8. **Additional comments:**

**Please return ASAP to ensure that your voice counts.
 Please refold, reseal and mail this questionnaire back with the Custer County Planning Department address showing on front.**

Circle what zone best describes which part of the county that you live in.

1 2 3 4 5 6 7

Do you live within a City/Town/Village city limit? _____



The following pages contain the commentary statements that accompanied the completed and returned Custer County Questionnaire. The spelling and grammatical errors are due to the comments being transcribed as submitted.

SUBMITTED COMMENTS

Get the right type of jobs and commercial development Custer needs. I am retired.

We need some real jobs (like the sawmills were) in Custer County rather than all tourist-oriented commerce. We need to protect productivity that is already here, rather than pushing it out. Agricultural vistas are what make the County attractive, and currently nothing is being done to help keep tracts whole and undeveloped.

Custer County should have strong zoning regulations to insure housing is built in safe environments, to protect property values. More effort should be made to control trash, debris and illegal dumping.

Like it or not the whole Black Hills must have a zoning commission. I started coming out here in 1954, bought my land in 1986, built my house/home in 2005. The Hills are getting overridden with developments. The Hills are losing their natural beauty and over building the water supply. I can understand the individuals' desire for independence. But just like when I was on my ship in WW2, when it was just ships company on board (300) we enjoyed a bit of privacy. When troops came aboard- 1,500 to 2,500- we had to live with tight rules and regulations. You must have common sense zoning/use regulations and all developers reigned in or stopped before the Hills are overbuilt (and you're close to that now) and this place becomes another goofy California.

As development occurs, follow regulation and not be haphazard. Zoning is extremely important and should be proactive and established countywide. The attitude "I can do what I want on my land" is unacceptable. This leads to many problems with neighbors and, in many circumstances, is unsightly to tourists and potential future residents.

I'd like to see much more land developed for vacation purposes – cabin lots, resorts. etc.

Custer as a destination has to retain its historic and artistic culture.

We would not have moved here if we had thought growth would have been so emphasized. Also, the schools were fine 10 years ago. The children will not get a better education with newer schools nor more computers, etc. See the recent article in the Chronicle on Mr. Luitjens trip to Japan. We want less taxes.

This is where God lives.

When we retired and moved here there was only one other resident. Now there are 4 more, and fences everywhere. Only one fence was up 20 years ago. There are too many neighbors now. How can you stop more people moving in and building houses here? I am too puzzled.

Very tired of newcomers wanting to impose their ideas of where they moved away from.

We do not currently live in Custer County. We visit family and vacation regularly. We have plans to relocate and build in the near future.

We live near Custer part of every year. It is a fabulous place. We appreciate the modest growth. Preserve public lands and parks.

I do not live here all year. A summer place to visit as much as I can. Don't feel I am knowledgeable enough to answer all the questions.

We are attracted to the Custer area because of it's friendly hometown atmosphere and natural beauty of the area. Please never change that.

Thank you for asking our opinion.

We love Custer County. The lifestyle is great and so are the people. I am a judge in Alabama and will retire in 10 years

We can't wait to move to this beautiful piece of the United States.

Many small rural and semi rural areas in the West are not addressing their potential as producers of renewable energy while having the greatest opportunity. Custer County has the land areas to build light manufacturing for the production of solar and wind energy equipment, and then market the equipment to businesses and residents while also harvesting. This will be in increasing demand over the next 3 decades at least. Custer County could be in the forefront of this.

Concerned about poor, fixed income residents becoming disenfranchised. We must have a balance of income levels and affordable housing. Rich out of state people are taking over.

Some concern over the compound near Pringle.

Thanks for gathering opinions. Your survey form is very difficult to fill out because the issues are drastically over simplified. Hope you get some clear results.

With respect to "local entertainment", a big Ha, Ha. We have no movie theatre. Showbarn has been "dead" for some time (no "Jamboree" etc.) Songbird Café permanently closed. The Frontier Bar is way too smoky and noisy for most normal people. Except for school productions and the occasional performances by French Creek Folk, what "local entertainment" exists?

Promote blue collar industry/opportunities. Affordable housing for those less fortunate. Ie. All the service workers our tourism based economy currently employs. Consider incentives for an investor who is willing to do so, as you are doing for such as Pamida.

Custer Highlands roads need extreme improvement.

We need better County roads in Custer County. More dust control.

I live in Custer Highlands and we still don't have road maintenance although there are at least 120 people living here.

Custer County Highway system has to keep up with the growth in the County. The roads are not maintained to handle the increase in traffic.

Fix Hell Canyon Road!!!

I enjoy the outdoors and want to see things left more undeveloped. I am not impressed with possibilities of eliminating Forest Service areas to recreational activities

While we are "seasonal residents" of Custer County we believe there ought to be places that remain as "untouched" as possible. Our answers reflect this, but please make sure that any development is seen in the broad perspective of what Custer and the Black Hills mean to people.

I like the peaceful life, uncrowded highways and animals. Also, the Black Hills are beautiful. Please don't let development take away the reason I moved to SD.

Keep the area beautiful and natural. Keep a clean, beautiful forest. Do not cut away on the natural hills. Manufacturing or industry would be great if it is clean to the surrounding and resources. No mining that would destroy the land.

We bought our 5 acres because of the quiet, remote conditions, so would hate to see too many changes. As non residents, we feel we can not fill out the questionnaire with any real intelligence.

I believe that in planning for the growth of Custer the planning team should take in consideration why tourists travel to our area. It is not for the fast food or big lot stores, they have both in Rapid City. They enjoy the beautiful scenery, people and slow pace of life. I grew up in a village like Custer, then Walmart and Lowes were allowed to come in. Small businesses closed and the Main Street died. Don't let that happen to Custer. Remember why you moved here.

My wife and I were attracted to Custer County by it's scenic beauty and low population. We are prepared to take the rough with the smooth to maintain its rural charm, even if that means low wages and or/having to travel for employment. Rapid City isn't that far away if we must have malls, fast food and Walmart. But, look at the horrible sprawl. The lights from there even dim the stars out where we live some nights. Please don't turn Custer into that kind of place. At the moment it is a very friendly community where it is still safe to walk the streets at night. Please, no uranium mining. The water, air and earth are too precious to contaminate just to line the pockets of the few. Also, please no more cell phone towers. They can have a negative impact on human and wildlife health and they are ugly. Cell phone coverage in the county is adequate with the addition of a cheap antenna.

Support schools. City and County work together. Maintain infrastructure. Develop light industry/services. Develop zoning.

I think every effort should be made to accumulate trash debris, scrap car bodies, etc. Also a committee should be formed to improve even blade gravel roads where there are residents. Custer County could at least blade roads I think. Example: Custer Highlands for Fire and Ambulance. Safety. I have never seen a development in the state this bad.

Please, let's do something to clean up the junk in the county. Abandoned mobile homes, cars, etc. A tax on junk?

Need to find a cheaper way of taking trash to dump.

Need to clean up the County of all the junk yards and trashy places. Need more thought put into roads and road development. Putting the burden on road districts is asinine, especially since they pay the same taxes as the rest of the county.

Property taxes too high.

Property taxes should not be the sole way to support local government. User taxes are more equitable "wilderness" of the Black Hills and a "slower" lifestyle is why I want to live in the area. Schools are important anywhere but for us at retirement are not a priority.

With plans of retirement in the area, land values are increasing so fast that considering tax bases we may not be able to stay in the area.

Too many people. We will be out of water.

We are concerned about lack of water in our area and the amount of growth with new wells/water use and whether this growth will be sustainable in terms of available water in the future. It's hard for us to be informed and objective when we live primarily in Minnesota about the County businesses and community needs. We tried to answer as if we were living there full time.

Custer County should protect our agriculture first. Shut down all this rural housing development.

Promote and search for better paying jobs that go beyond tourism. The county should begin forward thinking 15 to 30 years – promote a positive 12 month business climate – use where we live, quality of life to attract clean, high tech jobs, research jobs and businesses whose culture mirror the long term strategy – along with chamber may need to establish a forward Custer County initiative. Put some private dollars into the planning effort.

Why then are new businesses and other always turned down? What good are all those motels, only seasonal and besides, they can't get help, so what do they bring in for help? There is a need for a good restaurant or two, to accommodate the evening meals and dining. Million dollar homes are only a future disaster. Taxes are too high for the kind of road service rendered. The county has too many horses, only drain the water table in the hills.

We love living in Custer County.

I believe the values of this great county have gone away. My family has lived in this county for 4 generations from 1920 on and the all mighty dollar is all people think about and not about community support and looking out for each other and selling off our lands to the highest bidder. I wish we could pass it down to the next generation.

I would like to see less waste of natural resources (wood).

Too few people control too much of what changes in the County and the tourist trade is all that seems to matter. Again, money only for the few, spending tax dollars on street signs where no streets exist; or no land for sale is stupid.

Under #6 how could you not put medical facilities? To retirees, this is everything!

I am fine with new people coming to our area to live as long as they leave their trash behind them. Trash in this case is anything that is opposed to why we live here such as crime, higher taxes and our basic freedoms need to be left in place. In other words people are welcome as long as they don't bring what they are running from.

Will possibly retire in Custer County.

Need to reduce regulations, reduce taxes and not allow zoning to come into the County, road services need to be improved; as does coordination of emergency services. The County should encourage farms and ranches and businesses that manufacture goods, pay decent wages and allow employment opportunities for county residents.

Because of escalating property values, many of us who grew up here, work here, live here are being priced out of our homes and property.

Have owned land (with my mother, now deceased) since early 1980's. Find that the "powers that be" cater much more to the old boy network and/or folks with lots of money and give the rest of us the short shift.

20 miles of bad gravel roads to get to a highway. No public water supply in Dewey. The concrete plant, quarries of beautiful country and a conveyor belt several miles long. Injecting toxic chemicals to get a little uranium risking Dewey's residents' private wells. The southwest corner of Custer County is in jeopardy.

Keep it country.

Stop developing agriculture land – ie. hay meadows, pastures, cropland. Develop in the trees if you must develop. Private property rights are of utmost importance and people ought to be able to do with their land as they wish. But Custer County used to be so beautiful with open meadows (especially around the town of Custer). Now all that is built up or being subdivided. “Small towns” and open spaces are the beauty of Custer County and that is quickly being lost.

Up keep of property should be a priority. It helps everyone if scrap and junk is cleaned up.

I don't want to see zoning. But I would like to see some type of enforced property clean up ie. junk, abandoned cars, trailers, mobile homes. Thanks for your concern.

The county planners need to adopt a much needed “green” perspective regarding economic development. The drought is having a significant impact upon surface and ground resources, yet commercial development and industry are not required to consider real conservation alternatives. Renewable, green industry is the future. Preserving the beauty of the Black Hills is a key to a sustainable future.

The tourist industry promotes low seasonal wages which in this area has most of the working folks living in trailer homes and driving unsafe vehicle. I don't know what the fix is, but it is not more tourist related jobs.

Developing job opportunities that pay better than minimum wage is critical or we will end up like Jackson, Wyoming. Only rich landowners with no one to wait tables and make beds for them because no one can afford to live here! Be very, very careful about taxing and pricing the middle classes out of this country.

We need more full time employment with benefits for our working age people. We need a bowling alley/with a restaurant/with a recreation area.

Economic development and good jobs will help our community the most – everything else will fall into place with the creation of good jobs – better schools, medical and entertainment.

We need to definitely promote ourselves beyond just being a tourism community. Jobs! Jobs! Jobs!

The first two questions are hard to answer. Housing is growing way too fast for the area. We need jobs for the people who are here so they can stay. Cost of living really outweighs income. This is a beautiful place to live. Don't want it to change in appearance. New growth needs to fit into landscape. We need young people to come in to keep schools up. Job. Jobs. Jobs.

If I were to move to Custer it would be important for jobs to be near by.

Bring in some jobs that pay enough for a single wage earner to live on or stay in community. Appreciate the senior populations.

We are in need of year round jobs that offer decent pay. That could be a manufacturing plant of some sort. I don't believe that we should offer special treatment to bring in a business (TIF). If a local doesn't get special treatment why should they?

We have concerns regarding “service” personnel as we grow into a larger tourist stop and a “retirement village”. Who is going to staff restaurants, retail stores, assisted living, nursing homes, in home care services, tourist sites etc. if we price them out of homes, apartments and daily needs like food, clothing, etc.?

Pay the fire department a regular wage.

Custer City and County should encourage new development and commercial industry, with adequate protection of water table.

Housing and property prices are not compatible with the average wage that is earned. Housing prices need to go down or wages need to go up.

The growing is not going to stop so trying to stop it is pointless. If we promote economic development in industry we could bring in jobs that are year round and better paying. Now the only growth is in retired people and the only jobs brought in are in service related to that. If that slows down most of the jobs to do, and the county, is left with four classes. 1. Retired 2. Government employees 3. Tourism owners 4. Seasonal service workers

Everything's based upon tourism and climate. We attract the retired population. There is not enough emphasis in industrial businesses. The money in the community seems to be invested not in it's local population, but in outside money coming through the area. There is no incentive for young people to stay unless they want to be a waitress or housekeeper.

A zoning ordinance should be the number one priority for Custer County, but I don't think that will happen in my life time.

It is not the speed at which Custer County is growing that is the problem, but how. Development is haphazard. All the existing mixed uses are a problem which unfortunately can't be addressed with a new comprehensive plan. I definitely support your efforts having first moved to Custer County in 1983, the County's growth hasn't been particularly attractive.

Custer County urgently needs to develop and pass zoning ordinances to protect property owners from falling land value due to neighbor's and their use of "their" land. I know someone who lost a significant amount of money when selling due to the adjoining land owner. This same piece of property when subdivided can not be sold again due to the trash on adjoining property. The county needs to address this type of issue although it will be very unpopular!

Thanks for the opportunity to weigh in. I'll be blunt. Unless Custer County gets zoning to prohibit the collection of junk, it will always be a backward town with the appearance of an Ozark/Appalachia hick town. That people could live in a place of such natural beauty and desecrate it with junk cars, etc., is unfathomable. As for growth, we are in the 8th year of a drought. Water is something that cannot be taken for granted. Wells have gone dry in parts of Custer County. This should be considered in any decision/plan for development. If the rains come back – well – that too could be taken into consideration. Unless there is an influx of young married couples with children, schools are adequate. More pay for the teachers would be good. Like it or not, there are no decent paying jobs here; the more so considering the high cost of living here. My observation is that this is a "graying" community of retirees. Without good paying jobs, this trend will continue.

Custer is a beautiful area, and as such will grow. It will maintain its quality of life if growth is regulated. Rapid City is an example of too rapid and uncontrolled growth this is not for the better.

Planning needs to do a better job on zoning, especially in the 3 miles adjacent to towns within the county. County and towns need to coordinate this need. 2.5 acres per residential home within 3 mile limit. 5 acres per residential home outside 3 mile limit.

As the County's primary attraction is the wilderness and "old west" flavor, all development should be required to maintain this ambiance. New buildings and remodeled existing should fit this book. Fast food establishments should be limited to fit the above concept. No McDonalds!!!

Custer is an awesome place to live. We need to control growth and provide zoning in the right direction.

The planning and zoning board should be more flexible with developers and planners and have more a "How can we solve this?" attitude rather than "This is not allowed" attitude. Anything that provides year around good employment. Custer County is too "seasonally oriented".

We need to keep the Old West charm in our area. That's why the tourists come here. We need more of the Old West Flavor added to Custer. Take a look at Hill City and how inviting the downtown area is. Custer seems to be losing this flavor more and more. I could have moved anywhere when I came here. However, I chose Custer. I'm disappointed and saddened by how it's changing into a "mini Rapid City".

My wife and I moved to Custer to have the lifestyle that Custer provides us. Too much growth or growth in the wrong direction would alter the kind of lifestyle that Custer offers up and many residents that have been moved here and there who have been long term residents.

What makes Custer County special is its natural resources and things they have to offer ie. Biking, fishing, hiking, scenic highway, national and state parks, hiking opportunities, etc. Any chance the county and its commissioners can help set aside more parks, forest, recreational lands it should support it. Slow down the urban sprawl and protect our natural resources. Represent all the people just not the ranchers and their needs.

Zoning and restrictions on subdivisions is needed such as addressing community water and sewer requirements for new subdivisions. Issue of potential to contaminate wells and surface water from shallow and poorly constructed septic drain fields at subdivision home sites.

Zoning regulations are needed.

We need better zoning laws – too many junky areas.

You need zoning ordinances. As you have more people moving here you cannot just let people do what they wish – housing, trash, buildings. As people live closer to each other we have to respect our neighbors. Encourage bed and breakfasts, not new chain hotels. Custer needs to have a plan for growth. What city is your model? Build on the charm – you can't compete with status quo and mediocrity. You can excel with charm.

We really need zoning! I realize that some areas must be grandfathered in but our growth is becoming rather haphazard. I realize that this is a large county and management is difficult. But so far the County commissions have lacked the courage to take this issue head on. Politics as usual so no one gets their feet stepped on.

Consider not allowing less than 20 acre parcels to be sold.

Why do we continue to issue building permits in flood plains and allow structures to be built on section lines? Section lines have a purpose. In the future this will come back to hurt us. Why are we allowing our bottom (wetland areas) to be drained to build? Aren't wetlands important?

Answers to 2 and 3 above are checked as such in an attempt to indicate the need for better regulation and control.

It is unrealistic to think growth can be stopped – or maybe even slowed. But growth must be planned and not allowed to continue in a purely random fashion. It is very important to maintain a rural lifestyle rather than try to be like central Pennington County. Agriculture and natural resources are what has brought Custer County through the years to today. These must be forgotten and neglected in the effort to improve the tourist industry. The natural resources are why the tourists come here, not tee shirt shops. Serious thought and planning must be put into developing regulated growth and zoning. Water will be our limiting and most valuable resource. There must be a long term plan on how to supply water and public support for the plan.

It would be nice to see some coordinated City and County Planning to curb some of the urban sprawl. It would also be nice to see planning done to present a common theme on the City of Custer.

I, or we, would like to see new development stay with the western style of décor and atmosphere. It's what brought us here and the example of Hill City's development is a fine example. Stop the modern style of building and please stay with the old west theme. It will more than pay for itself in tourism dollars taken in. This town has the potential for fast tourist growth as our small town did. We went from rolling up the sidewalks in September to a year round business for all that lived there. Thank you.

Prices are due to market conditions. This is a meaningless question. Protect the environment and open space.

The County definitely needs a zoning ordinance done in moderation to begin with.

South of Pringle about 4 or 5 miles a junk car lot began operation in a beautiful field and valley. This sort of activity needs to be controlled. It's bad for the neighborhood and Custer County. Rural water is very important.

I believe Custer is doing okay right now but future real estate development should be planned out to preserve the county feel and preserve the natural landscape.

Slow steady growth is important. I do not favor excessive restrictions placed upon me and/or my property. Keep up the good work.

There is little evidence of planning in Custer County. The item in question #4 above that says "Assure that new development is compatible with existing surroundings" is important, but if this is a goal, it is not being met. Any new development should be planned and enhance the aesthetics of the area rather than detract as much of it does now. In reference to #7 above, Custer County is in need of a school administration which will operate the system effectively.

Keep the greedy developers in check. Require each land owner to abide by a strict code of clean-up for scrap, junk cars, old iron, trash and debris and enforce it. Keep our water clean or eliminate nitrogen, fertilizers, and manure from polluting our natural water ways and drainage areas. Enforce it.

Zoning, recycling, schools/education, families. Retirees and summer homes will kill this place as a community. Thanks for asking.

Would like to see a limit on trailers and modulars. Some property needs to be cleaned up.

Our taxes go towards services we don't use (schools) or don't get (road maintenance). Development has far outstripped planning and infrastructure. Would like to see decent zoning and planned development with very specific objectives, particularly related to retaining recreational, scenic and natural values. While the USFS may slow development on forested land, some of the most important habitat/scenic values are on private lands in the riparian areas and meadows. Once those are gone, all is lost. Light pollution also needs to be addressed.

I feel that is good to have a plan for future growth in the area. If there is no plan then development takes over and can negatively impact the community. Minimum zoning would be good to help protect investments of businesses and homeowners. It would be good to see Pagent Hill revitalized with a new picnic shelter, playground area and better up keep in the summer, such as cutting the grass more often. Also concerned with power line going through park. It should be underground.

Zoning would help in some areas – preventing junk cars, abandoned building and trailers which should be demolished. They are real eye sores.

The entire subject of zoning must be treated carefully. No zoning may not be the best idea. Zoning out of control may be worse. When I say out of control, that means too restrictive, too controlling. Write zoning to guarantee that the zoning can never get out of control. I have a close friend in Virginia whose property has gone from Ag to now not allowing an outbuilding with more square footage than the mail dwelling.

Don't let it get out of control. Don't let a chosen few control development to their own gain...where schools are built...where stores develop.

Custer County needs cleaning up and zoning.

Please preserve natural beauty of Custer County above all else.

Custer County is growing too fast with not enough (I hate to say) regulations. But you have a shack or hotel next to a \$500,000 property. Junk and garbage everywhere and God knows what is getting into the groundwater and streams. Taxes are out of line for property values. You will soon force locals to leave, as they can't afford their property taxes. Soon only the rich will be able to live in the area with their fancy houses. I've seen it happen in Minnesota with taxes rising so much around a large lake that the people who had lived there for years had to sell as their taxes got totally too much for them to pay.

What makes Custer County attractive to people is the natural beauty of the lakes, rock outcroppings and wooded areas. Unfortunately this attraction is what lures people to want to live here but also has the negative effect of ruining the very things they move here for.

Planned growth is very important. If not planned, sprawl occurs and contiguous properties can be threatened. I was a zoning Administrator in Idaho. I know how important these items are.

Would like to see improvement of downtown but with sensitivity to historic character and aesthetic quality.

I believe managing growth is more effective than "controlling" growth.

Zoning enforcement. Develop/change only when water is considered.

Growth should not be slowed or accelerated but controlled with good planning.

Affordable housing needed.

Custer County is still living in the 1800's. Wake up!

Needs a good restaurant all year round. Pamida store will be a great asset. Property taxes way out of line – ie. so many new homes over \$250,000 being built bringing in high dollar property taxes should help keep existing home taxes from rising. If a new home is build or existing home is sold for a higher price, existing homes' property taxes should not be affected. New high school is a JOKE. No cafeteria, no gym for basketball games, county pushed the school onto residents with no choice. Now stating school needs more taxes to improve it.

Why did the county build a road for the school? And why can the county change a historical road? And why was a school built when it was voted down a number of times.

City of Custer needs a good and reasonable cafe and drug store.

Because of available resources – water and labor pool and transportation – we will never have enough industry to benefit the populace. Therefore, effort should be to maintain the quality of life we now enjoy. Must put a stop to septic systems – probably the one most hazardous activity we have. This is the #1 issue.

We retired out here because of the climate (especially summer). After the death of my first husband, I chose to stay here with friends and beautiful country.

County residents need protection from Custer City planners.

We need a county-wide no feed ordinance for wildlife. Wildlife feeders are creating a terrible situation for the people and the wildlife.

I was in the retail business in this county for 20 years. We are too close to Rapid City to develop the retail too much but need to work on some industries other than tourism.

Find some other way of controlling the deer and mountain lion population, other than killing them – such as trapping and re-locating them.

No more low income housing.

The hospital and medical services are hugely important. Most shopping is done in Rapid City (except for hardware). Custer is focused heavily on tourist trade. Restaurants are okay but nothing outstanding.

Let prosperity take its natural course.

Could the county buy the Kleeman Hotel and do something to improve it?

Using taxpayer's dollars to bring in outside businesses which take the living from those who live here and spend their money here is wrong. Wal-mart family donated only \$6,000 to charities. Instead they "ask" minimum wage employees to donate. Pamida is also a corporate giant. They also drove out local businesses or discourage other from even opening. After the individually owned businesses are gone, towns may become occupied by vacant buildings and for rent signs. We moved here to get away from "big box" thinking.

Who is on this planning department? When do they meet? Are meetings open to the public? What or who is the major influence on decisions coming from this department?

Custer is a wonderful place to live and to work. We are retired now but still find it appealing to live in our retirement as when we were working. Progress is underway with a new Pamida coming as well as several banks offering their services. This gives us all more choices. What used to be a little logging community is now bustling with, among other things, art projects (painted buffalo), nice eating establishments, services for the travelers, etc. We like Custer and highly approve of its moving forward. Should be a limit of abandoned cars in yards.

Custer is a tourist destination but how many motels do we need? The only jobs being created are service jobs – maids and food servers. A concern I have is water. Does the aquifer serving the county provide the water for continued rapid growth?

I was raised here and then came back after my husband retired. It is home. Many retirees are moving into the area so we need more year around general merchandise stores. It is fine to have tourists and the rally but need to take care of year around locals too.

How do you keep the motel owners from spending their money somewhere else during the winter?

No smoking in public places.

Way too much attention paid to the tourist business.

Slow the spending way down.

We need another store. If Pamida comes in that would be fine. Restaurants need to be open later in the winter and not fold up the town after November 1.

Instead of focusing on new building for education I believe we should back higher teachers pay.

We are not residents but hope to be in a couple of years. We are hopefully retiring then. We think the county should promote itself as a retirement area and offer goods and services needed by elderly and retired.

It seems to me the most important thing around here is the motorcycle rally so the downtown people can make money at everybody else's expense. Also, I see all the natural low areas filled in for more business places to use. Where is the flood water to go? Custer is all about high real estate taxes, new schools, new court house, etc. It is not for the people at all.

I think our system needs to work for the people and not for themselves and friends.

If it ain't broken don't try and fix it. My wife and I moved here to escape overcrowding and overbuilding. If someone wants and/or needs economic development move to Rapid City or Sioux Falls. We want country.

Thanks for sending this.

Education of children is very important to us but we believe education is the responsibility of State and Federal governments and should be minimally financed by the County. Any County effort made toward education should be to restrict County involvement both administratively and financially. Just a short tour of Custer County reveals that there is definitely a debris/trash/scrap problem that must be corrected for aesthetic and environmental, health and safety reasons. Trash pick-up is not available at our home. The trash service expects we either haul a 70 gallon container down our steep drive continuing down the access road to the main subdivision road. We don't have the means to do that, nor do we ever intend to leave a trash container at the road for aesthetic reasons. Again, a short tour of the county roads is a testament to the eye sore throughout the County by this practice of trash containers at the road. Not only do the containers give a slum atmosphere to the County but blown over containers or containers knocked over by domestic and non domestic animals contribute to blowing containers knocked over by domestic and non domestic animals contribute to trash in the County. Constructing a structure to hide the trash container is against subdivision covenants. We also consider such structures unsightly (thus a good reason for the covenant). Our solution is to take our trash to the transfer site. We were very disappointed to read in the paper that our commissioners proposed a solution to illegal trash dumping by threatening to require trash container service at all residences in the county. Such a short cut regulation only increases our trash costs by forcing us to pay for a service we'll never use and the paying again to leave our trash at the transfer site. We suggest that the county do a little detective work and heavily fine violators of illegal trash dumping as they should be doing at this time which is an excellent means of income for the county.

I live in Custer County because I like to and have lived all over the world. I also own land in Custer County.

I believe this questionnaire could be confusing to some people. It seems backwards to have most important value of 1 and the least important have the value of 5.

We are coming to retire in Custer County. Bought property, love the small town charm; love the outdoors, like the access to Rapid City.

Don't yet live in Custer, but do visit often. I lived there 1961 to 1969 and 1980 to 1981.

Road districts have negative impact on County road budget. Homeowner associations would perhaps be a better way to go.

We have too much subsidized housing competing with private owners. We should be careful not to tax people out of our County. The school situation is a farce... we need responsible/truthful people steering the ship.

The City of Custer seems to be too open to low rent government subsidized housing. This opens the door for too many low or no income people living off our handouts and taxes. Low income housing should be no more than 5% of the total housing and should be stopped until it reaches that level.

Custer City needs to get input from those living outside City limits but in the Custer City vicinity when making decisions concerning changes in Custer City, especially involving streets and highways. Custer City and Custer County need to consider those of us who live in Custer County and Custer City area instead of those who only come to visit and tourists.

If you really wanted a good response “you” should have paid the return postage!

Wealthy retirees moving here have raised the price of housing out of reach of most locally employed people.

Custer was a lot better place 37 years ago.

We just bought ground there in May. Searching from Spearfish to Hot Springs. Thought it looked like heaven. Our concern is development of sanitary sewer to developments near town and possibly a rural water system. Plan to move there when we have employment in your area.

If the county wants to spend money on more schools then it seems only reasonable to encourage more businesses which provide jobs to keep families in the Custer area. Custer needs a movie theater, bowling alley, an active community theater – any possible in town evening attractions for tourists to have something to do besides walk the streets, go to a restaurant or a bar. In all the 21 years I have lived on Pass Creek Road never once has this road been properly maintained. I’m tired of damage to my vehicles because of washboard roads caused by the grader going too fast and bouncing the blade and the cattle guards not properly cared for. People on fixed incomes who have lived here 20 years or more should be given tax relief consideration as wealthy retirees move in and build their expensive houses and all property is evaluated according to those expensive houses.

We are senior citizens and a good many of the choices above don’t apply. It is important to us to have available transportation for shopping. A department store would be a very good asset to seniors.

We purchased 40 acres of raw land in 2006 as a location to build a retirement home and small ag business within the next few years.

Wouldn’t we all like to live in a nice quiet area – but growth is going to happen.

I feel the Custer community is somewhat slow in encouraging new business to open. I also feel that the “only show in town so I will treat customers as I please” attitude is much too prevalent. The fear of losing this advantage promotes the lack of progress. This business cycle will continue unless we are willing to make change and promote growth.

Do not currently live in Custer County. Have owned land in the County for about 15 years. Built home in county 6 years ago. Plans to retire and live in that home in 3 years.

We don’t live in Custer, but we do own property in Silver Star Development.

This is not urban – suburban. Don’t try to develop as such. Maintain quality goals and manage and harvest renewable resources on a sustained yield basis. Emotionally ignorant preservationists move to Minneapolis.

For the most part, I’m very happy living in Custer County and the rate of development. The one thing I would like to see is development of local entertainment – particularly for the young people. As my children were growing up the comment/discussion that came up most was lack of entertainment for junior high and high school age kids. Boredom leads to rebellion – drinking, drugs and vandalism.

Are we being overtaken with motels and putting small businesses out of business? People who visit like the old time feel that we used to have. We should be trying to please tourists. Not putting them in Holiday Inn's that they can get at home. Custer is really losing its old west appeal and we need a good old fashioned family restaurant that is clean and does not serve already prepared foods.

Focus on walking downtown with reasonable amount of year round businesses.

Would be nice if parking in town was parallel parking. When the tourists come, it's really hard to back out. Make a parking area where the tourist can park. Make our town very tourist friendly. Get the town shops to clean up their store fronts. Great Jenny's Floral is updating to new.

Get rid of the \$1 tire waste fee slush fund and wheel tax. To make the difference in the budget hire less administrators.

Custer County is growing much faster than services and jobs (year round). Increased water demand is a concern. Quality of life issues are important. Paved streets, year round restaurants, road maintenance, snow removal, adequate medical, competitive fuel prices. Fuel prices are 13 cents a gallon higher then Hot Springs or Rapid City – that's ridiculous.

We have not yet built on our Custer County property. As retired people, our wants and needs are much different from those working and raising families. I think you have a difficult task balancing the priorities of working families and the growing number of retired people moving into the County.

No zoning. Let the marketplace manage itself.

Custer Count is one of the most beautiful – if not the most beautiful – county in South Dakota. We feel honored to live here. People are friendly. We hope it keeps it's historical connections. Some small retail is welcome to keep people shopping in Custer and producing more money for the County. Encouraging more year round restaurants would be nice.

Thank you for this survey. I do own land in Custer County and have fond memories of our (growing up) home and school in Fairburn. I have lived out of the county for 62 years: therefore, it would not be proper for me to answer the above questions. I do love Custer County and visit as my age and health allow. Will be 82 December 28th.

Custer County is just fine as it is.

We have the cabin southeast of Custer. Summer only. We love it when we're there.

Let's give people a reason year round to come to Custer.

From a transplant's perspective, all indications are that only tourist businesses are acceptable; motels, restaurants, gift stores etc. Custer residents wanting to shop for clothes, shoes, boots or having a choice or selection of items have to take a trip to Rapid City. And while there they stock up on groceries, fill their tanks with gas before they return to Custer. Custer prices are not competitive with national chains.

No smoking in public places.

People live in and are attracted to Custer City and Custer County largely because of what it is TODAY. It doesn't need more residents or developments or businesses. No changes are needed or wanted. There is no desire to be like Des Moines, the Quad Cities, or despicable places like Chicago. Custer County residents have ABSOLUTELY NO desire to be, in any way like Pennington County. If Pennington County was, in any way, more desirable or superior than Custer County we would all move there, wouldn't we? If new residents from out of state think things should be changed, tell them to move back to Iowa or where ever they came from. They obviously would be happier there. All wildlife in and outside of Custer City (like deer) are a huge reason why residents and tourists like Custer. The free roaming wildlife, like deer,

are why tourists choose Custer County as a place to stay during their Black Hills visit. The tourist industry is the only truly viable business in Custer County. If anyone has any doubts, drive around Custer City and count the number of empty hotels after Labor Day. They are closed for ½ year during their wintertime wait for the return of the tourist industry. (Tourists who don't come to see shopping malls.) During the "off tourist season" drive around Custer City and count the number of closed business. Count the ones that are starving, too. Now give us an excuse why you would ever contemplate shopping centers or malls for Custer City. When the people speak (vote) against a new school, then that school shall not be built. Why was it built anyway?

We were attracted to Custer/Pringle area because it did not have all the trappings listed in #4 and #5 above. Commercial needs are available in Rapid City and other areas; living needs are already available in Custer. Please do not allow misguided intentions towards economic development and better schools to undermine the preservation of a serene spirit and natural beauty that exist not only in the natural environment, but which is embodied within the citizenry – those who are the very essence of the area's soul.

Would like to see the promoting of recycling. Protect pristine beauty of Black Hills. Protect local wildlife.

We need recycling in Custer County.

Need better road maintenance of gravel roads. Property taxes too high.

As we do not reside in Custer County at this time, (landowners) we do not feel any answers to your questions would be appropriate.

I don't like seeing land/property prices being driven up by people from out of state paying excessive amounts for property. Too many people retiring and moving to Custer County makes it hard for local people to afford housing and cost of living expenses. Need more blue collar jobs and the pay for those jobs should be increased. Need to protect our forested and rural areas.

Please allow fast food restaurants like McDonalds, Wendy's, Burger King etc. to be in Custer alone with a Pamida or another real department store.

We purchased our property in 2001 and will be building a house and moving into it in 2009. Please guard the small town flavor, that is what sets your county apart and the reason we will be moving there. Thank you for taking the time to do this survey. Great idea.

We need more things in Custer for our residents to do, not just always thinking about the tourist.

As our County grows so do the demands to keep it functioning up to par and excellence. This costs more money and manpower.

Capitalize on tourist industry what attracts them to the historic Mother City of the Black Hills.

Bring basic utilities and cable services to outlying subdivisions. Support development of South County Regional Mall project.

Too many new people moving in and building big new homes and home prices going too high.

We are in the process of retiring to Custer County.

I have owned a cabin at Camp Remington for 25 years and have stayed there during the summer. I don't feel that I should be answering these questions.

We understand this survey was not sent to Custer City residents and feel it should have been. They live here and pay taxes too.

At this time we are absent land owners.

With so many isolated parcels of private land in the County there needs to be a transportation plan to provide access and services as these lands are developed to home sites.

I do think Custer needs to keep its beautiful entrance from the West on Highway 16 up better. The golf course and French Creek area could be utilized better for locals and visitors. French Creek, or what is left of it, could be cleared up, so folks could walk to it. More parking spaces for people near and around West Dam. More fishing docks for the kids. Most villages that I've visited really try to keep the night-street lights more at a "lantern look" level which is useful and more attractive than all the tall power lines and huge street lights that drown out the stores. Thanks for asking. I love Custer. Let's make it more beautiful too. Nicer street lights. Pretty walkways and paths with maybe a few more picnic tables on the West side. It is so pretty there.

I do not live in Custer County. We do own property at Grey Rocks. You may want to disregard my questionnaire. We live in Moody County and hope to become residents of Custer County within 5 years. We do visit Custer County and enjoy the small town atmosphere. I am sure Custer County residents are concerned about inflation of property values and the taxes. Minnehaha County is also growing helter skelter with many acreages popping up everywhere. Moody County is kind of like Custer County. Things are changing but not quite as fast. Being a tourist attraction I feel sorry for long time residents putting up with traffic and high gas prices and costs of living.

We bough land near Custer because of the location and air or the community. Shortly after purchasing the land we were visiting with a man at a nearby gasoline station and telling him how we loved the area and looked forward to moving there some day. He grunted and said "We call you squatters!" We've never forgotten his attitude.

We have purchased land in Custer County to build a retirement home. We chose the area due to low property cost, slower pace of life, and it's close to one of our kids. We're moving from an area that has experienced very rapid growth in the past 20 years.

Keep up the good work. Thank you.

Property taxes have gone up way too high and too fast. Tough on low to middle income natives and newcomers. Trash on property is a problem – why does it matter how long you've lived here – it's still ugly and it still hurts property values to say nothing of the beautiful scenery of the hills – CLEAN IT UP! Also, stop the FLDS from building and depleting the water supply.

More people and stores (big stores) and industrial sites would pollute and cause more crime. Used to have a dime store, clothing store and good restaurants. Now not a decent restaurant is open to the local people. Skyway used to be great, but now it's more of a bar atmosphere and the food sucks. Too many bars and real estate offices in town. Too many tourists now. I live next to Crazy Horse Campground. People have fires all night unattended. They bump into my fence, come into my yard to dig up little trees. They are so close to my kitchen windows, they throw rocks at my dog when I let her out to do her business then camcorder it. Crazy. I am alone and now that my dog passed away last December it's scary. People come in my yard and park on my property causing my satellite dish to go off. When they robbed the gun shop that night I saw the lights, but didn't think anything wrong. Custer has changed but not for the better. People used to help one another. Not anymore. Also the electric extended and put new power poles in front yard and cut down 18 trees. 5 big and the rest small. It takes so long for pine trees to grow and I felt protected with the trees. Never told me what they were going to do. When they started chipping I had to find out what they were doing. Why in my yard and not campground? Why be secretive? My health won't let me walk up there to find out until I got someone on phone. Still mad about it.

Don't live in Custer County, just have property there, so don't have answers to your questions.

Promote Beecher Rock as a tourist attraction. Protest proposed changing of Main Street (so called beautification) project. History is the wide Main Street. This is not a typical city main street, this is a state highway. Rally traffic is a prime example of what main would be like if cut down to 2 lanes of traffic. Long waits to get through traffic signals and don't park on Main and try to get out. Get rid of being stupid and get some common sense.

Need more moderate and low cost homes and property.

We like the Black Hills charm and we don't want to change it.

Custer County is behind the times. We need to move forward in order to protect what we have. The County wastes money on frivolous things instead of improving on what we have. The County, State and all of the cities and towns need to work together to get things done instead of divide and conquer.

Roads are my concern. I don't live in Custer County. I am building a house for a hobby. I am 75 years old. My wife is ill so we will not be able to move. House is not done.

I am enthralled with the exemplary county road maintenance. (Sidney Park Road – Hazelrodt Cutoff.) The magnesium chloride h₂o – grading – asphalt fill have been most beneficial.

Eliminate road districts. This is double taxation. While we use other roads others use road district roads without compensation to the road districts.

Each subdivision have their own road to their own subdivisions.

Pave county roads.

Work over the county roads. Clean out the ditches. Patch holes in City and County roads.

Would like to see rural roads improved – ie. seal coated to improve on dust control and maintenance. Increase hotel motel tax rate to provide additional monies for road maintenance. Find a way to gain revenue from tourists without discouraging their visiting the Black Hills area. Let visitors share costs in maintaining roads and park facilities.

It's important to grow. The road service for secondary roads is nill. We pay taxes and get no benefits for it at all. We shouldn't be charged if we get no benefit from the service.

We moved to Custer for the Custer lifestyle, not to have Custer turn into Rapid City. For those that want the conveniences of a larger town, move to a larger town. Don't turn the town into what you want. Look at Kalispell, MT. Perfect example of what shouldn't happen.

I think the county should develop a comprehensive road plan. This should include a plan to classify and improve the roads in the county. Road improvement and paving of the major roads would reduce maintenance costs, reduce dust pollution, reduce wear and tear on residents vehicles and many other advantages. I think this is a very important item which is not even mentioned in your questionnaire.

I would think that most commercial development should be within Custer City limits only. I enjoy my rural lifestyle.

Great growth would ruin the beauty of the area. The reason we bought in the Custer area was because of its beauty, slower pace of life and yet it had a few nice amenities – good food, natural landscape, nice common people.

I feel that the above questions 4, 5 and 6 are rather vague and do not create a very useful exercise. The reason that we enjoy living in Custer County is the rural lifestyle, the large areas of managed forest in the

BHNF and the CSP, the small number of environmental wacko projects being forced on our abundant resources by a few well to do individuals and organization. There have been many good decisions made in the past and I would hope are continued down the same road in the future development of Custer County.

Keep the rural lifestyle. Pamida is okay and needed; but please no other big box stores. Need more jobs and economic opportunity for young families – keeps enrollment up in schools. Very difficult for young families to afford housing and home ownership. We can't have just well to do retirees.

More county road services (ie. snowplowing, road maintenance) snow plowing should be available to all tax payers on roads open to the public.

Although my wife and I do not actually live here (we bought property west of town) the reason we plan to build is for the quiet and beauty of the area. We are close to retirement age and so I personally would not be interested in seeing this scenic area be developed into just another congested city (any more than it already has). If I wanted that then I would have been more inclined to purchase property near Rapid City. Thanks.

We plan to move to Custer County in 2009. We didn't answer some questions because we didn't feel well enough informed on those issues. We love the rural character of the area and very selfishly would like to see it stay the same. That may not be the best for everyone however and we realize that.

Promotion of agriculture and rural lifestyle is very important to our family.

The reason people like Custer is the fact that it is small, quiet and peaceful. The slower pace is it's drawing point. We don't want to attract larger numbers of people who lack the values of a small community.

Tourists come to Custer County because it's a quiet place to relax and things are different then in the city. No one wants to go to a small town that has the same (McDonald's, Walmart, etc.) That's why people come to Custer County to see different things. Home town hospitality (a real must in today's society). We must be very careful what we do with these special resources we have in Custer County.

Since we intend to retire in this area the community becomes important to be progressive and yet keep the small town, rural quality that attracted us to this area.

Our family has owned a rural residence and acreage since May 2007. We spend approximately one week each month at this residence. We enjoy being relatively remote and having access to the national forest. We also enjoy the friendliness of neighbors and the residents of Custer County.

The best feature Custer County has going for it is it's rural open spaces, quiet, privacy and undeveloped woodsy nature, forests and distance between neighbors. That's what attracted me. It's loss, invasive increase of population, is largely why I sold out and left.

Keep the land maggots out. Those who develop land and rape the beauty and rural life. Schools should be consolidated in rural areas. Too much of the county budget goes to schools. Reduce the number and reduce the budget.

Please check the accumulation of junked golf carts and unused machinery on the golf course next to Wazi Lane. This area needs to be cleaned up.

Need ordinances to control old cars, trailer houses that seem to be abandoned or not used or lived in. Control of septic tanks.

Keep the trash, junk vehicles, and garbage from laying around. Keep the Black Hills beautiful. Please! Need to be sure people are not allowed to accumulate junk and trash on their property.

Get touch policy on accumulated trash/debris/scrap. A few land owners can make the whole County look like hell.

The most important thing you need to do is clean up the County. Too much junk, old vehicles, appliances, scrap!!!

Land assessment too high.

Taxes too high.

Tax property at the price they list, as that must be the value they think it is. At that rate until sold.

Taxes are way too high compared to services rendered by the county. I pay over \$4,000/year and get to use the library and get to call on the sheriff if need be. I'm tired of the stupid ass school board whining about insufficient funding when it was their decision to build the over sized school in the face of declining enrollment. I'm in favor of good schools but not the way those idiots want to ram things down the throats of tax payers. County needs to get on with zoning. Parts of the county looks "dog patch".

Taxes should be looked at and not raised according to some ones newer. Taxes should be set and only raised upon readjustment when something is remodeled or to raise value of property.

Taxes are getting way out of line. This is supposed to be a retirement area and taxes keep rising. This needs to stop. Stop wasting money on the school in Custer. They are getting fewer children every year.

Only the rich can live here. This should be a playground for California rich. SD people have to sell because we can't pay taxes or pass the land to our kids.

We are retired. Many people moving in this area are retired. No need to upgrade schools where young married people with children can not afford to live here. If we would have known what the tax structure was we would have never moved here. Can barely afford to make ends meet.

Housing and taxes too high.

Property taxes are too high

Taxes are rising too fast. Unfair to older residents, the fixed tax assessment only helps the extremely poor.

I'm like a lot of other people. I don't live in Custer County now but want to at some point. But the cost of living may prevent me from living that dream. I may not be able to afford to keep my cabin in Custer County. Taxes may force me out.

Ag land is valued too low and taxed too low. Commercial property in Custer City limits is valued too high and taxed too high.

Taxes have risen \$200 a year for two or three years and I expect to see the same again this year? Thank you for sending this very important questionnaire. I have chosen my current residence in the southern hills to live out what time I have left on this planet. I chose it because of the solitude, wildlife, and some would say primitive life style. Away from the hustle and bustle of larger populations. Seems like the rural lifestyle is going away. I believe it is because of the combination of long dry seasons and increased taxes even though income has dropped. A lot of for sale signs are everywhere along 385/89 and wonderful grassy land is being dug up to produce roads and homes. I sincerely hope development does not run wild like it has in Florida. Swamps, deserts and plains will only support so much life and disappears when too much is developed as it has in Florida. Taxation is always a concern of mine. Florida has and is taxing property on market value not actual value. This greatly inflates the economy and greed soon follows. I have a half acre of clear land that has raised in taxes over \$500.00 in the past three years.

Paying taxes on something I have not realized is totally wrong. I looked for small town American and found it in the hills of South Dakota that I hope I can keep for the rest of my days and pass on to my children to enjoy as I do. There is serious doubt whether I will be able to do so with our economy running wild as it is. The disparity between prices in Rapid as compared to Custer and Hot Springs is at times startling. I know some changes have to occur anywhere I would choose to live; I just hope the changes won't be so great that it puts me out of my house. Be careful what you do decide on what to do. It can ruin a beautiful area quickly.

Put a lid on the taxes (property). They are going through the roof.

Something needs to be done about the escalation of property values and associated property tax. Incomes lag real estate/housing costs and will drive medium income residents from the County.

Custer County is run by too few people and the average taxpayer isn't considered in decision making. Oh, they listen but that is the extent of how far it goes. The person with the pull or the money can get anything they desire but the average taxpayer can't even get an answer to their questions. The few run the County and the rest pay the bills.

Real estate taxes should not be based on what people pay for land.

Taxes are too high.

One question missed; are taxes reasonable in your area?

Keeping taxes low is essential.

Don't tax us out. Don't over regulate us.

Reduce property taxes.

Taxes too high.

I worry about water supply, contamination by septic systems, overdevelopment! Planning should pay way more attention to natural resource sustainability. Ecological development will promote health growth in the county. Water should be a huge priority. 3 acres minimum.

I would like to see water piped into the Custer Highlands area.

The County needs to address water issues. It should work with the Southern Hills Rural Water system to get a reliable source of water. If this is not done then growth will have to slow. The County should revisit the recycling issue. I understand that recycling through Sanders was not successful. It is inevitable that solid waste cost will rise and probable that Rapid will not accept our waste in the future. We need to promote recycling not only for economic reasons but also it is good citizenship. Many of us cannot do or do not make routine trips to Rapid. Custer County must facilitate recycling.

We need city water piped into the Bowman Pringle area.

Concerns about the water table due to septic in large numbers. Once the land is developed it is gone forever. Just drive down Highway 79. Beautiful grassland gone forever for housing developments. Concern about taxes due to large money amount houses coming to this area.

Growth should not be allowed to outpace good water supply.

I don't really think laws should dictate how someone should use their land. However, I hate to see Custer County becoming just another expanded city area. I love the rural area, ag use land, absence of fancy roads, sidewalks etc.

I am most concerned about the trend to block off 5 acre tracts for home sites. I don't think is good stewardship of one of our most valuable resources. It also stresses county resources by requiring them to meet the needs of a widely scattered population. Sheriff and Highway department especially are impacted. Some counties require a larger piece of land (35 – 40 acres) in order to be able to build unless the area is properly planned, approved by the county and developed to required specifications. That is a better idea. It encourages better planning and more consolidated development. Then county resources aren't stressed as far and all of us have more open space to enjoy. Inevitably even good development will cover the same land some day – and when it does at least it will be done right.

Subdivisions are driving up "value" of ag land but only for more cheap and shoddy housing like Ferguson and Hunsaker developments. We are becoming a haven for halfwits like FLDS – who will drive property values down even more – just because a shortsighted few fear the zoning. We could make wise decisions.

Establish control over the ugly real estate developments happening east of downtown. Appearance matters – these people are destroying Custer.

I feel too fast of growth causes upheaval, such as crime, having to lock your doors and etc. What you can see in bigger cities that definitely happens every day.

Custer County is a great place to live.

Increase acreage size to 3 acre minimum for residential and have high impact sub-division roads built by developers after 30% of lots are sold in the sub-divisions! School buses are very important in Hermosa rural areas so parents can work and help support family.

I love living in Custer County.

Very concerned about the FLDS compound. They need to abide by the same laws and rules the rest of us do. They need to school their children in a proper way. Price of property is getting out of line.

The monies coming in from out of state have driven the property market out of sight for us locals.

We are not permanent residents but have a vacation cabin on forest service land. We eventually would like to retire to the area and do not feel we are part of the community.

Custer County's strengths are it's people, its natural and historic resources, its recreations opportunities and it's very unique atmosphere. Please maintain and protect these strengths.

Tourism is so important. We cannot rely on Custer State Park to provide a reason to visit the City of Custer. Gold Discovery Days has turned into a class reunion. What tourist wants to go to your class reunion? Used to be a historic draw for tourists and locals too. Custer Cruising is a joke. Vendors won't come anymore. The ones we used to have got mad and left. The County Fair is a failure. Pick up a summer brochure for Custer events. Sadly lacking compared to other towns.

Compared to prices in California where we came from housing is reasonable. Black Hills property is quite expensive.

The average South Dakotan can no longer afford to buy property here or find good hunting opportunities.

We live in the very south part of Custer County and we don't think Custer County even knows we are here.

I'm tired of paying twice as much for the same items I can get in Rapid or Hot Springs. With gas prices as high as they are my sales tax money is being spent in Rapid and I save more even though I'm paying

\$3.00 a gallon for gas. I would like to support Custer County. There are no deals for food, clothing etc. here. Help us to spend our dollars here and save too.

For the increase in taxes and growth roads should be maintained better please.

Control developments to blend in with the Black Hills beauty and wildlife. Try to prevent homeowners from making their yards junkyards and by storing old cars, trailers etc.

Please zone out billboards. They are ruining the views.

We would like to see any kind of growth well managed. This area of the country should not be allowed to become overcrowded.

Keep housing development out of timbered area and out of flood zones for safety reason.

There needs to be some control over having a used car lot and cell towers in a housing area. Are there any restrictions for these kind of intrusions? When we moved here there were covenants.

Please do whatever it takes to keep these assholes moving in here with their "hummers" and drug laden kids! I love Custer County and South Dakota.

Pray for snow and rain to help have food for the wildlife we have. Give out more local landowner permits to hunt. Encourage property owners to keep their places clean and attractive to people coming to live here. Change size of land to build on from 5 to 2 acres for home sites. I would serve on a committee to discuss why.

Minimize government growth and control.

Be tough on bad developers who don't respect what SD Black Hills is all about. Good examples below. Rural and laidback lifestyle, friendly communities, clean environment – clean air- lack of industry/mining etc. Living with nature – love it and protect it. Also, please finish paving in Custer County for Playhouse Road. Thanks.

We are just currently land owners. We live in Nebraska. We are native South Dakota people looking to retire in the Black Hills in 15 years.

Need rural water development and strict septic oversight. Scenic byway idea is good. We need to develop this. Promote our unique beauty. Tourism is good. Promote high end tourism, conventions, retreats etc. Keep moratorium on billboards. Preserve and protect scenic beauty. Clean up junky properties.

We love Custer County, Custer Park and Custer town.

My opinion that growth is too fast and should be slowed down is based on the fact that County oversight and County services are not keeping up with the growth. County Government should be proactive – not reactive. People are attracted to the area because of the open spaces and rural character that is changing because of the growth.

I would like to see no more additional residential growth in the county. Economic development and employment opportunities should not have a higher priority than preserving our natural resources and natural beauty. Clean up the abandoned mobile homes and other trash and debris throughout the county. Protect our water resources.

Just enough tourist attractions already. We moved here from PA to get away from a lot of people (over population-wise). Tourist season is okay as it promotes the economy. But, after that, we want it over. Remember the fire hazards and 7 year drought.

Gentlemen: Since I have lived in Rapid City full time for 58 years, I don't feel qualified to answer these questions pertaining to Custer. I do own a season dwelling in Custer State Park, but we are only there a few weekends in the summer and I do not know how full time residents of Custer feel.

Disallow car lots and homemade signs completely (ie on Highway 36). Highway 36 is a scenic route to Custer Park.

I think Custer County should stay like it is. They're getting to be too many people around here as it is right now.

We live between Hermosa and Keystone. It would be nice to have at least a good grocery store like Safeway nearby and a couple of fast food places. But at least a grocery store or a big box store like Walmart.

The best thing to do is nothing. Just get the hell out of the road. The economy will dictate what is going to happen. No pencil pusher will change anything. Just do the job you were elected or hired to do and everything will be just fine.

The cost to the County taxpayers of supporting additional growth (homes, industry) is more than the additional revenue they might generate for the County. Costs include added roads/maintenance/policing/schools/fire protection/welfare/etc. plus loss of the features that add value (habitat, wildlife, open space, clean water etc.)

Property taxes are too high and rising too fast. Main road should be better maintained, ie. Playhouse Road and Lower Spring Creek. Nowhere on your questionnaire is mentioned road and services such as fire and police.

I don't see any mention of road improvement in the comprehensive plan. I believe road upgrades to be a key factor in attracting business and job creation. Mostly, conversion of gravel to asphalt or at least chip sealed roads would cut down dust problems and save money on maintenance.

Roads should be number one for improvement. Fire, police, law enforcement and security are number 2. Stopping high density residential areas is number 3.

We would like to see growth that does not adversely affect the peaceful rural way of life that we currently enjoy.

I like living in Custer County because it's less populated than Pennington County, and I appreciate the wilderness and beauty of Custer State Park. I do not want any manufacturing or industry moving in because it would ruin much of what I value about living here. Anyone who wants industrial/commercial stuff can move to Rapid City.

I own vacant land for about 2 years. I plan to build in the very near future. Trying to preserve and protect the quiet and beauty open space is important to me.

While I support strongly increasing teacher's salaries the rest of the school budget can and should be reduced – or move the burden of school funds from the property tax. I see no signs of the politicians trying to get more money for the schools from the business community.

Property taxes are way too high.

Taxes too high.

Taxes too high for retired people.

County needs to keep a closer look at water availability when developers apply for permits. Remember we are in a drought situation! Custer County needs to consider zoning regulations to keep up with development.

\$15,000 per acre for overgrazed pastureland is ridiculous – even if it is zoned commercial. Manufacturing/industrial/mining take a lot of water, which is a commodity that is not over abundantly available in our area, especially during the last few years of drought. Until a very reliable source of water (and affordable) can be supplied to the current residents of the county, I don't believe we should promote a lot of growth.

It is important to us as retired agriculture that the increased property values due to development not reflect an increase in our taxes. Even though, perhaps our land may be worth more, we still do not have any additional funds to pay more taxes.

Land development has made expanding agriculture very difficult.

With the wonderful Heartland Express it opened up the realtors to raise land and housing prices far above what a person can afford to pay and still use the land for agricultural use.

This area is a ranching community. I have no problem with development but when new people move in and all they can talk about is how things were back home maybe they should just go back home.

Too many housing developments using up good Ag land and turning it into dry lots for horse and hobby farms. I ranch downwind from one of these developments and it is like living downwind of the Rapid City landfill. I would like to see this kind of development stopped.

Prices are too high to promote agriculture. Once the land is gone it is gone.

County needs more consistent rules on developing. If development is allowed dust control is a must. Trees from development should be buried instead of burning. SD has great air but man is destroying it.

I would like to see limited zoning to protect the area. Example, 5 acre minimum for a new house.

We have owned our home on rural ranch for 50 years. Agricultural land is too high for ranchers to buy. Prices are driven up by developers

Too much development.

Housing prices were trending to high but have tapered off in the last year or so. Housing developments and shopping malls should be restricted to non viewable areas. They add nothing to the quality of life. Agriculture, parks and natural scenery are the foundation of this counties appeal. Do not destroy those in the pursuit of money. You will wind up like Denver or LA. People elbow to elbow with their i-pods and trash stores filling up their lives.

I had a question about how the school plays a part in the comprehensive plan, but Dean explained the rationale to me. We are very concerned that the County grow "smart". Water resources in our area are precious – we need to be very careful that we curb growth when natural resources can be at risk. Agriculture is very important to us – not just a living it is our lifestyle.

Please do not try to stop or slow down growth – but the uniqueness and the character of the area needs to be preserved as well as the environment.

It would have been helpful to know what the residential growth rate is and was; what the commercial growth rate is and was; what the industrial growth rate is and was. Property inflation rates! Locations where immigrants are coming from?

Go into the Century carefully.

More business to draw people here. Second independent dentist. Clothing store. Variety of restaurants – Chinese, Italian. Hallmark store. Larger furniture store. Movie theatre. Indoor recreation center with indoor swimming pool. Jewelry store. Tea restaurant. Branch of community college – Voc Tech.

FYI We are one of the ranches through which ME&E coal train would transit.

In addressing the survey sent to some residents of the County, the following comments seem advisable. First most surveys are to be anonymous and this one is definitely identifiable. The questions are poorly structured. For example, #2 asks for an opinion on the growth of within the county. How would you, as a planning committee, control this growth without infringing on the property rights of the individual? Already, there are means in which change and growth are made with building permits. Other similar examples could be made with the other questions. The zones as displayed on the back side are inconclusive. Where we live it could be in any of three zones. There needs to be more distinction as to where these zones lines are located. In our opinion, we believe that county government should stay within the limits outlines in the state and national constitutions. Nowhere is it written that comprehensive plans are a part of the county jurisdiction. Custer County tried a comprehensive plan in the 70's or early 80's. What a failure! Development, business, and services should be given to those individuals who can foresee an opportunity and to provide the capital to start the project and to make a reasonable living. Schools are the jurisdiction of the school board not county government. County, State, and Federal governments can hinder and stop growth and progress by the many restrictions and regulations they mandate which infringes again on private property rights. It is not the governments' responsibility to provide taxpayers money to promote private enterprise by the use of TIF's. And as asked in questions #7, by what are prices to be said to be reasonable or unreasonable? What is being compared – development prices or land use price? There is quite a difference.

I wish they would make faster progress developing rural water on L & H Road. Also, would nice to get the road to Custer State Park paved soon.

Please cut down on dust from dirt roads!!!

Before any new developments and roads are taken over by the County current roads need to be maintained. Then we need more developments for tax base.

The maintenance on our road is very minimal. I drive ½ Pennington and ½ Custer County and Pennington maintains 10 times more than Custer County does and we don't pay Pennington taxes. It just seems funny to me.

Love the peace and quiet and good neighbors.

As a recent alumni of Custer High School I feel that more adequate warranty work could have been established in the building of the new Custer high school. Problems such as leaking roofs, windows breaking due to ground shiftment, and heating issues have caused local taxpayers to pay more due to poor workman's quality.

I think over all the County is doing a pretty good job. I would like the County to address junk and old cars etc. Keep the County neat!

With respect to all landowners and for the sake of tourism, is there a way to clean up the junk and yet be respectful of individuals' rights? Is there a more economical way to dispose of trash/junk? We have spent a lot taking loads to the landfill. Outsiders love the beauty of the Hills and the charm of Custer but the comment on the junk... some of the junk actually has charm but some is just plain junk, ie. old cars.

With the drought no income has been realized from my property. Makes it difficult to keep paying taxes with no income.

Need ways to add to the tax base for road and school improvements but not adding more liabilities.

Property taxes are out of control

I am concerned about water supply with the new housing development.

Development in Custer County needs to be controlled and watched carefully. Water contamination, blight of the landscape with houses and businesses must be controlled before it is all gone.

I think that the number 1 issue should be year around employment for local people. I was in business in Custer for 20 years and summers are short and winters are long. Promote year around businesses! We always have tourists. Sorry I can't be there.

We are blessed with an abundance of parks and forests in Custer County. We need to support and protect them so that they can continue to provide the recreational opportunities for which many of us came here. If we could stimulate high tech and alternative energy jobs we could prosper without destroying the world we all have to live in.

Local subdivisions and development are getting completely out of hand.

We currently have a "have" and "have not" population with very few middle class citizens. We also have very few of child bearing age, in part due to a lack of job availability. Some sort of "light manufacturing, industrial, or mining" needs to be attracted, and encouraged to locate here through tax reduction or donation of parcels of property or a combination thereof. This would also offer our high school graduates incentives to stay in the community, or to obtain further education and return. In my opinion some sort of higher ed facility, such as a community college or Vo Tech outreach program would be beneficial as well.

The County should strive to develop and retain professional services (including medical) right here, so residents don't have to travel all the way into Rapid City. Thanks for the opportunity to contribute.

Please spend a bit more money on the road in Buffalo Gap and County Road #101 (7-11 Ranch Road). Poor drainage on both.

With the Heartland Expressway, Custer County would only have to do one thing to see an improved tax base. Build a High School – Middle School campus on the eastern side of the county. With 15 minute access to Rapid City and jobs this school would fill overnight and so would any vacant homes or lots. Citizens of Rapid City are searching for an alternative to overcrowded classrooms. A less crowded rural education would be an environment many could not pass on. Eastern Custer County is a diamond in the rough. Polish it instead of Custer. Build it and they will come.

The fact is that we need more good taxable property. Give a tax incentive for people to build or improve property. So much of our property is non taxable we need to encourage people to come to our area. We should welcome people from other states and not give them a tax jab because they are new. We need new blood badly. Build a \$200,000 home with a tax incentive. No junk. As far as area school problems it has always been here. Really our kids never mattered. It was pay your taxes and educate your kids the best to your ability. Which we did. No support from Custer County. We must protect natural resources, clean up all areas in Custer County. No trash and old cars or junk. Improve our county roads. Control the planning of small towns. Make them clean up and have building permits and inspected. Our little towns are a mess.

The more growth we have in this county, the more water it takes to support it. Water is very precious and something that isn't in overabundance. You're going to start drying up our creeks and springs ruining our natural resources, scenic beauty, and devastating the agricultural sector.

Protect our water and natural resources. 5 or 10 acre minimum acres required for septic system and well. Anything smaller should require an acceptable way to furnish water and sewage.

The plan should (must) include a comprehensive clean water (regulated septic and sewage system, tracking of all new wells and what water table they're drawing from, etc.) and clean air goal. There should be tax incentives for licensing low emission vehicles and using solar power.