

BILL & JEAN KESSLOFF
1015 12TH STREET
RAPID CITY, SD 57701
605-341-5398

Rapid City Planning Commission
RE: No. 04PL092 Preliminary Plat
No. 04PD036 Planned Residential Development-Initial and Final Development Plan

Objections to the Preliminary Plat request and the Final Development Plan request by Richard O. Stahl

1. As stated on page 2 under STAFF REVIEW Parking of the Preliminary Plat request, "The existing grade of Hill Street exceeds the maximum grades allowed in the Street Design Criteria Manual."

According to a phone call made to Patsy Horton of the Rapid City Transportation Department on August 4, 2004, Mr. Stahl would need a variance for the Planned Residential Development. I object to this variance being issued. This development will increase the traffic on Hill Street by 32 cars. This combined with the 25 cars already using Hill Street every morning and evening amount to 57 cars. This count does not include the number of homeowners who use Hill Street to access their garages/parking areas behind their houses located on 12th Street and Fulton Street. The safety issues this creates are immense. In the winter, the homeowners on Hill Street must park their cars on the lower part of Hill Street or on 12th Street as they are unable to make it up the hill. For those that can make it up the hill before it ices over slide sideways down the hill in the morning. Hill Street "dead ends" into 12th Street making a left or right turn necessary. Cars are parked directly across the end of Hill Street on 12th Street for the homes on the east side of 12th Street. Cars unable to make the left or right turn due to ice will then end up colliding with the parked cars. We live on the corner of 12th Street and Hill Street and have unfortunately had this experience. As we live on the lower end of the hill we do not have the gravity pull of coming down from the top and have still slid into a car across the street.

Parking permitted on the south side of Hill Street will not alleviate the problem. It will only cause more of a problem for the people who need to back out of their driveways and are unable to see a car coming down. And if it is icy at all the car coming down will not be able to stop even if it sees a car backing out. It will also make it impossible for the city snow removal equipment to perform their job.

2. As stated on page 3 under MAINTENANCE AGREEMENT, of the Planned Residential Development - Initial and Final Development Plan, "The City of Rapid City Attorney's Office prepared a Restrictive Covenant document in lieu of the applicant's road Maintenance and Snow removal Agreement to be signed by the applicant prior to Preliminary Plat approval by the City Council. This Restrictive covenant document will be a legally binding agreement to ensure street maintenance and snow removal on Stahl Court and Wendi Lane.

Where will Mr. Stahl remove this snow to? Hill Street? The alley where people park?

On repeated occasions Mr. Stahl has agreed to perform the snow removal and de-icing on Hill Street knowing the traffic hazard the project will create. Knowing this, it should be stipulated as such at that an agreement be drafted obligating him to perform this task, should the council grant him this variance.

Respectfully submitted,


Jean Kessloff

CHRIS & JANA KENZY (OWNERS)

1225 HILL ST.

RAPID CITY, SD 57701

IN REGARDS TO THE STALL DEVELOPMENT

RE: NO. 04PL092

NO. 04PD036

MY PRIMARY CONCERN IS NOT THE DEVELOPMENT
AS MUCH AS THE MAGNITUDE OF THE DEVELOPMENT.
WE FEAR THAT A DEAD END ROAD W/ NO OTHER
~~THE~~ EXITS WOULD PROVIDE A DANGEROUS INCREASE
IN TRAFFIC FLOW, ADDITIONAL NOISE POLLUTION, & DAMAGE
THE HISTORICAL WEST BLVD'S CHARM & UNIQUENESS...
THE REASON WE ALL LIVE THERE.

THANKS FOR YOUR CONSIDERATION & CONCERN

Chris Kenzy
8/05/04

I am Elaine Miller + my husband + 2,
 Bennie R. Miller live at 1231
 Hill St. My husband is home ill
 in bed, so I can't stay long - but
 need to write our opinions.

We are "totally" against the Stahl
 bldg. project, just to the N. of us.
 Due to the way our yard + drive way
 is located - there's (w/ lots more
 traffic + children in the street, etc)
 no way we can "safely" back out of our
 drive way + especially on ice + snow.
 Children'll be on our (semi-basement)
 roof playing + playing + sledding (snow)
 on Hill St. So we'll be terrified to
 back out of our drive way + esp.
 in ice + snow. We're retired + cannot
 afford to re-do our yard + drive
 way - for safety factors. Nor can
 we afford (on retirement) to sell our
 vehicle + purchase a 4-wheel drive -
 which wouldn't ~~not~~ help the safety

factor all that much - as due to our
yard (lawn) + some way we can't see
who's behind us in the street
until we're (car) part way out in
the street + by then it'd be too late
(safety) if there were children out
playing in the street.

So - I² again, we're
totally against this proposed
development - by Stahl.

Thans

Blaine M. Miller

Bennie R. Miller

he's home + ill in bed

8-20-04

I am against the Richard Stahl
Project. ^{Ford}

1. too many units. ^{congest} congest the
Area,

2. Create too much traffic up/down
Hill St.

3. if these Projects continue it
will lead to an ^{overbuilt} oversubuilt situation,
and this will cause property
values to go down.

4. I would not contest 8-to-10 units.

John T. Bell
Owner 1213 S. St.