

05SV088

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

From: Kim Solomon-Gavach [mailto:kiso@rushmore.com]

Sent: Wednesday, January 25, 2006 11:37 PM

To: planning.commission@rcgov.org

Subject: Variance to Parkhill Subdivision regulations

To members of the planning commission,

In regards to the variance filed by Bruce Kulpaca to change the Parkhill Subdivision regulations as they pertain to his property, my husband and I would like to state our objections to this change. Our property lies south of Mr. Kulpaca's, and we are already apprehensive about the amount of traffic that drives--often at high speeds--through our quiet neighborhood. The addition of yet another road in such a small neighborhood (especially in its proposed location) will almost certainly compromise the safety of our streets, as well as the safety of those who drive, walk or play in and around them.

We are also concerned with the growing population density in our area, especially since Canyon Development (which is co-owned by Mr. Kulpaca's nephew) assured us repeatedly at the time we purchased our house three years ago that the property behind us would sustain no more than a couple of homes at most. While we are aware that Mr. Kulpaca himself did not make this claim, it contributes to our feelings that our subdivision regulations should remain as they are and be applied as *is* to all landowners equally.

Please feel free to contact me at work (718-6155) or at home after 6 p.m. (716-7176) if you have any questions regarding our position on this matter. I would be happy to discuss it with you.

Sincerely,

Kim Solomon-Gavach
1116 East Oakland St.
Rapid City

05SV088

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

From: Kevin Tiede [mailto:krtiede@rushmore.com]

Sent: Wednesday, January 25, 2006 9:06 PM

To: planning.commission@rcgov.org; councilgroup@rcgov.org

Subject: File Number 05SV088 - CETEC Engineering for Bruce Kulpaca

Dear Planning Commission & Council Group,

I wish to express my opposition to the Petition by Cetec Engineering for Bruce Kulpaca regarding the variance request to the Subdivision Regulations to allow a lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code.

I currently live in the affected area, 2617 Merlot Drive. The requested variance I believe is not beneficial to the surrounding residential area. We are very concerned on how the requested change will impact the adjacent properties, to include the density use and particularly the safety and placement of additional streets.

We are at present seeing a heavy use of our city streets due to changes allowed in the past. This traffic has not only increased over time, but the vehicle speeds is also a problem as the vehicles gain speed coming down the steep hill on Merlot. This new petition not only would add to this traffic, but the current proposal of the street would junction with our current street (Merlot) right at the bottom of the this hill, adding additional high moving traffic from two streets now instead of one. The design is poorly planned and flawed for a residential area.

Also, when we first purchased a home in this area, we were told it would be a development of residential homes. A person only has to drive up the streets of Smith and Merlot and they would see the property development has changed from residential to duplex or townhouse type construction. My concern is that this type of development will continue in the area, further decreasing the value of our residential homes and continuing a higher density population to include traffic.




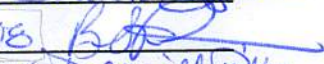
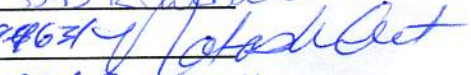



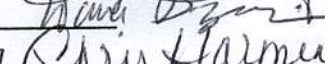
I sincerely hope that the Planning Commission and Council will not allow the passage of this variance request.

Sincerely,

Kevin & Ronda Tiede
2617 Merlot Drive
718-3843

January 23, 2006

The undersigned residents of Park Hill Subdivision are opposed to the granting of the petition for a variance to Tract B in Park Hill Subdivision, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, allowing for a lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code. We believe this would add too much density to an already dense neighborhood and compromise the safety of our streets for our families.

	<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Signature</u>
1.	Jeff Johnson	2530 Merlot	209-0390	
2.	Karen Hendricks-Kreutzer	2484 Merlot	381-5985	K Kreutzer
3.	Bryan Muecke	2474 Merlot	390-8264	
4.	Lori Raczynski	2623 Merlot Dr	342-0715	
* 5.	Brian L Pitts	2011 Merlot Dr	721-3308	
6.	Danielle D Pitts	2011 Merlot Dr	721-3308	Danielle Pitts
7.	Matt Culbertson	1106 E OAKLAND	716-5543	Matt Culbertson
8.	REBECCA CULBERTSON	1106 E OAKLAND	716-5543	Rebecca Culbertson
9.	Alaska Ait	2612 Merlot Dr	399-4634	
10.		2612 Merlot Dr	399-6631	Barak Alt
11.	Ronda Tiede	2617 Merlot Dr	718-3843	Ronda Tiede
12.	Kevin Tiede	2617 Merlot Dr	718-3843	
13.	Kim Solomon-Gavach	1116 E Oakland	716-7176	
14.	Tami Bzorn	1112 E Oakland	494-6011	
15.	Chris Harming	1108 E. Oakland	721-4477	Chris Harming
16.	Kerit. Wells	1105 E OAKLAND	718-9115	Kerit A. Wells
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1.	Kathleen Burr	2534 Smith Ave.
2.	Michael J. Als	2618 Merlot
3.	Michelle Gibbs	2418 Merlot Dr.
4.	FRANCIS T. [unclear]	1110 Naples Ct.
5.	Deann Kutzon	1120 Naples Ct.
6.	Vernon R. Ehrenman	1122 Naples Ct.
7.	Judene S. Ernan	1111 Naples Ct.
8.	Bill M. Balderson	1022 East Oakland
9.	Kiki Thompson	1012 E Oakland
10.	John W. Manna	1012 E Oakland
11.	Robert [unclear]	1102 E Oakland
12.	Sammy Von [unclear]	1102 E. Oakland
13.	Jan Boedler	1029 E Oakland
14.	Callie Boehler	1029 E. Oakland
15.	[unclear]	1023 E. Oakland St.
16.	[unclear]	1017 E. OAKLAND ST.

(letter on file)

January 23, 2006

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	<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Signature</u>
1.	Ernie Schleming	1011 East Oakland	721-4433	Ernie Schleming
2.	Lorri Schleming	1011 E. Oakland St	721-4435	Lorri Schleming
3.	Phil Swarvey	2629 Smith Ave	381-2390	Phil Swarvey
4.	Carol Ness	2623 Smith Ave	342-8542	Carol Ness
5.	Patti White Emmet	2629 Smith St	432-0869	Patti White Emmet
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