



February 26, 2007

Mr. Dirk Jablonski, P.E.
Public Works Director
City of Rapid City
Public Works Department
300 Sixth Street
Rapid City, SD 57701

RE: Amendment to City Code

Dear Mr. Jablonski:

I am hereby requesting that the City Code, which requires the City to provide sanitation service for residential units within the City that are 4-plexes or smaller, be amended to include the following exception:

Exception: Single story, residential apartment structures, comprised of four dwelling units each (4-plexes), which are the sole residential building components of an approved Planned Residential Development (PRD) having a total of at least 40 dwelling units (ten 4-plex structures) and which are addressed on private streets.

Rational for support of the proposed Amendment:

By April of 2007 we will have completed three such projects in Rapid City totaling 176 rental apartments. The minimum size of any of the three developments is 48 dwelling units. Each of these projects provides affordable rental housing for low income residents of Rapid City.

Instead of constructing a traditional multistory apartment structure, we have chosen to build one story 4-plexes for several reasons:

- All dwelling units are located on the ground level and thus are accessible for residents and visitors.
- Each dwelling unit is accessed form an exterior entrance door. This feature eliminates internal hallways and provides better security for residents.

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- The smaller 4-plex structure provides better flexibility in site layout which enables the creation of a more traditional single family neighborhood fabric within the PRD. The relationship of 4-plexes also promotes neighborhood self policing of the grounds.

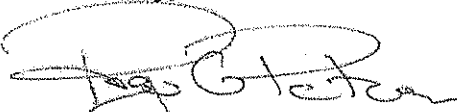
Designing the projects as PRD's with private streets provides greater flexibility in positioning parking approximate to dwelling unit entrances. The PRD process also enables the development of aesthetically creative landscaping plans.

By incorporating strategic, communal dumpster locations within the PRD, we can control the traffic patterns of sanitation service trucks, which in turn, improves the safety of the neighborhoods. The communal dumpster locations are easily landscaped to minimize obtrusive aesthetics. It has been our experience that, because the majority of our 4-plexes do not have garages, the refuse containers currently provided by the City remain in view constantly and thus are an unsightly feature within the residential neighborhood. In addition, the individual City refuse containers are subject to being blown throughout the site by the prevalent Rapid City winds, resulting in garbage being spewed on lawns and streets. This becomes a maintenance problem as well as creating a health hazard.

Because our PRD projects are in reality apartment complexes with a unique dwelling unit composition, we contend that our developments should be allowed to be exempt from the existing City Ordinance and be able to provide communal sanitation service for our residents.

I would request that this proposed amendment to the existing City Ordinance be placed on the City Council Agenda for consideration. Thank you for your assistance with this request.

Sincerely,



Roger G. Peterson
Manager

cc: Marsha Elkins
Vicki Fisher