



# Advanced Engineering & Surveying, Inc.

3421 West Main Street • Rapid City, SD 57702

Phone: 605.718.8825 • Fax: 605.718.8837 • E-mail: [advancedeng@rushmore.com](mailto:advancedeng@rushmore.com)

September 23, 2015

Community Planning and Development  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

**Re: Conditional Use Permit, 15UR018, 3414 Hall Street**

Planning Commission,

I own the commercial property at 3421 West Main Street which is behind the referenced site. I do not live on Hall Street and my business is open generally 8am -5pm so I do not feel that I will be impacted by the B&B. We do not access from Hall Street and rarely drive on Hall Street. I am aware of concerns of other residents that live on Hall Street. I do live on a narrow street and understand the impacts of on-street parking.

My question stems from the staff report and parking requirements that are being required. The staff report indicates that a minimum of four off-street parking spaces will be required, however, it appears that 2 spaces are in the garage and 2 spaces are in the driveway directly in front of the garage. I presume that these four spaces must be conforming spaces and comply with the Off-street parking ordinance – 17.50.270. Based on the staff report, it appears that ADA accessibility is not a requirement here.

As a civil engineer working in Rapid City, city staff has NOT allowed me, in the past, to count this configuration as four conforming spaces. It would be counted as two conforming spaces-not four. I am allowed to count the two inside the garage or the two in the driveway, but not both.

My question and concern is how does this parking configuration meet city ordinance which is also a requirement in the staff report.

Thank you for your consideration of this matter.

Sincerely,  
Advanced Engineering & Surveying, Inc.

Ronald A. Bengs, PE  
President

15UR018-Appea;

## Message

[Actions](#)

Emily (Airbnb)

[Add to contacts](#)

7:11 AM

To: [donnamgilbert@msn.com](mailto:donnamgilbert@msn.com)

Show this message...



From: **Emily (Airbnb)** ([express@airbnb.com](mailto:express@airbnb.com)) This sender is in your [safe list](#).

Sent: Mon 10/19/15 7:11 AM

To: [donnamgilbert@msn.com](mailto:donnamgilbert@msn.com)

Respond to Emily by replying directly to this email.



Emily T. Schoch OMSIV

100 Rock Raymond Road

Downingtown, PA 19335

To whom it may concern,

I am a 4th year Medical Student from the University of New England's College of Osteopathic Medicine, who had the privilege of staying with Donna Gilbert and her family this past summer for an extended period of time. This final year of my training requires me to spend 4 week blocks working at various hospitals around the country. I elected to rotate with Black Hills Pediatrics and Neonatology located on 2905 5th Street, Rapid City, SD from June 8, 2015 to July 3, 2015. I contacted Donna regarding her listing on Airbnb requesting to stay with her from Sunday June 7 to Saturday July 4

and was so pleased when she accepted.

Staying with Donna was so convenient with an incredibly close location to Rapid City Medical Center and Black Hills Pediatrics and Neonatology. Since my stay was so long, she graciously permitted me to access her kitchen whenever I needed so that I did not have to eat out each day. There was a designated place for me to park my car safely in the driveway and during severe weather events Donna continued to further my accommodations by letting me pull my vehicle in the garage beside her very own [protecting it from hail damage]. She also was thoughtful about choosing to welcome other guests into her home during my stay. Donna always let me know if she was expecting a guest before their arrival so I was not surprised. She showed she was very selective about who she invited into her home, always sharing whom to expect and knowing quite a bit about what was bringing them to town. I spent several of my evenings interacting with the other guests and learned quickly that Donna had a gift for selecting very good guests. I was treated so kindly and always felt so safe and welcomed during my stay. This was a particularly stormy summer and I am so glad that Donna opened up her home to me so I could have a comfortable place to come home to at the end of every day in the hospital and clinic.

If you have any questions or concerns regarding my stay with Donna Gilbert please do not hesitate to contact me in person. Donna has my permission to share my contact information with you. Thank you for your time and to Donna—thank you again for the wonderful accommodations.

Sincerely,

Emily T. Schoch OMSIV

**From:** Donna Gilbert [<mailto:donnamgilbert@msn.com>]  
**Sent:** Friday, October 16, 2015 10:20 AM  
**To:** Laroco Robert  
**Subject:** FW: Airbnb Letter

Hi Robert, this is an email I received from one of my guests that recently stayed with me late Sept 2015. I would like to submit this letter for the Council meeting if that's possible? I want the Council to see that I rent to good, respectful people. Maybe it could be printed out on Monday for the meeting if that helps.

Thank you.

> Date: Thu, 15 Oct 2015 10:53:26 -0400

> Subject:

> From: [dese1066@gmail.com](mailto:dese1066@gmail.com)

> To: [donnamgilbert@msn.com](mailto:donnamgilbert@msn.com)

>

> recently my wife and i were touring the western states and booked a

> stay with airbnb which we have used worldwide in the past.What we

> found in rapid city S.D was a warm family ,a clean and most

> comfortable apartment and our host every day asked if we needed

> anything.My wife and I are both professional people and I work as a

> cameraman for the Travel channel so we pick our places carefully. We

> had the chance with really decent weather this past sept to explore

> the Rapid city area and all it had to offer.We will recommend this

> family to any of our friends heading to big sky country.Both my wife

> and I needed a break from both florida and our work so visiting South

> Dakota and Montana worked for us and looking back,we are thankful to

> have found Donna Gilberts home and family.....thanks

> Donna for a delightful stay !!!

>

> Easter & Dese Byrne.....north central florida..