

Council Chambers

Conditional use Permit—Bed and Breakfast

We live 3 houses to the east of Ms. Donna Gilbert. We often see different vehicles staying; and coming and going from the residence of 3414 Hall street.

We have 2 daughters under the age of 5. The idea of having people coming and going 3 houses away, makes us quite nervous and we don't like the idea. We have spoke to Ms. Donna Gilbert on several occasions and she has mentioned on several occasions that each part-time tenants has to go through a back ground check. However, we believe that having the Bed and Breakfast on our quiet street will lead to some bad news, at some point, due to someone slipping under the back ground check.

Many people get a permit to carry guns without a psych evaluation. We worry about the safety on our block and the safety of Ms Donna Gilbert, whom also has her daughter's living with her, and her granddaughter. [REDACTED] To believe that 2 women, [REDACTED] feel safe in their home knowing that there are strangers sleeping in their basement is ridiculous.

Our 2 daughters have become friends with Ms. Donna Gilbert's granddaughter and since her daughter [REDACTED] told us about the "Air B 'n' B" being ran out of their home, our children are no longer allowed to go down to their house without my (mother's) supervision. I acknowledged to her that I appreciated her telling us about their business, however, she is a bright person who understands that the safety of our children is #1.

Ms. Donna Gilbert's daughter [REDACTED] has mentioned to me on several occasions that she, "wishes that her mom would have never started this business out of our home." I then wanted to enquire on the reason behind her statement and I would probe several questions. Responses from Ms. Donna Gilbert's daughter were 1.) safety, 2.) lack of sleep, 3.) and the strangers.

As a residence on the block of Hall Street and as a family, we do not wish that this permit to be allowed to Ms. Donna Gilbert. The safety on our quiet street has felt hindered. We believe that the allowance of a permit will cause bad news to either the neighbors ourselves or the women whom live at the residence.

We enjoy the family of Ms. Donna Gilbert.

We do not enjoy the new neighbor's on a daily basis at 3414 Hall Street.

Thank you for the opportunity allowing us to express our feelings about the business on our quiet street.

3402 Hall Street
The Graybill's

the Graybill's
09/08/2015

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SEP 08 2015

Rapid City Community Planning
& Development Services

Planning & Development

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SEP 09 2015

I live at 3410 Hall St., right next door to Donna Gilbert.

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

I have many concerns regarding a B & B located so close to my house.

One of my concerns is having strange / different people in the neighborhood each night. I live alone and do not feel safe in the evenings and night time. I have had on two different occasions, people coming to my door, one knocking on the door and 1 opening the door and start to walk in, then saying "oops I at the wrong house. This does not make for a very relaxing evening after working all day.

Another of my concerns is the parking in the neighborhood. The B&B people generally park in the driveway and Donna and her daughters park in front of the fire hydrant which is on their property,

I did have one of her customers literally park 2 of their 4 tires on my lawn in front of my house. I did have to ask them to please move off my yard.

One of my biggest concerns is my property value. I feel that the value of my home is going to go down if this B&B continues.

We live in a very quiet residential neighborhood and I would like to see this continue, this type of business just does not fit into our neighborhood.

on one occasion one of the guest stood out in the street and took pictures of all the houses in the neighborhood - this gave me a creepy feeling

Thank you
Dede Engel

SEP 09 2015

Council Chambers

Regarding the Conditional Permit – Bed And Breakfast at 3414 Hall St. **RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

We live directly across the street from Ms. Donna Gilbert who resides at 3414 Hall St. Since May of 2015, numerous cars from out of state have come and gone on a daily basis from her residence of 3414 Hall Street.

We became concerned when my 15 year old daughter was "creeped out" by a young man who was leaning on the back of his car in the drive way of Ms. Gilbert's home, smoking a cigarette and staring into our yard and home. Our concern continued throughout the summer as numerous strangers came and went through our quiet neighborhood.

We have lived on Hall Street for many years and have always made a point to know and socialize with the neighbors. We have always felt safe to come and go, to be working in the basement or backyard with the front door unlocked. This is no longer the case. My daughter not feeling safe in a neighborhood where she grew up is disheartening to me. A commercial business does not belong in a residential neighborhood with families who have chosen a quiet family oriented area in which to live.

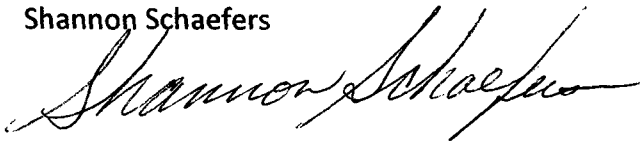
A second concern is the congestion of parking the Bed and Breakfast guests creates. Although the guests park in the drive way of 3414 Hall Street, Ms. Gilbert's car and that of her daughter's is regularly parked in the street, blocking access to the fire hydrant that could potentially be needed to save my home.

As a resident and homeowner on Hall Street with a family, it is my hope that this permit not be approved for Ms. Gilbert's Bed and Breakfast. It causes safety concerns for our quiet, family friendly neighborhood.

Thank you for the opportunity to share our concerns,

3415 Hall St.

Shannon Schaefer



To:

Department of Community Planning and Development Service
300 6th St.
Rapid City, SD 57701

9/7/15

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From:

Tim and Ann Hast
3419 Hall St.
Rapid City, SD 57702

SEP 09 2015

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

Re: Hearing on Conditional Use Permit Application by Donna Gilbert to be held 9/9/15, 7 am.

Dear Planning Personnel,

Thank you for the notice of this hearing. We live across the street from Ms. Gilbert at 3419 Hall St. We are both school teachers and will not be able to attend due to the fact that we are to be at work by 7:30 a.m.

We are very conflicted in writing this letter. Ms. Gilbert has been a good new neighbor. She has kept up the property and added attractive touches. We know how hard it is to make ends meet these days and know the Ms. Gilbert is the primary bread winner in their household. She seems to work hard to take care of her family.

However, we need to add our concerns to those of the other neighbors. Having strangers in the neighborhood on a continual basis is unnerving. Our neighborhood has children who ride their bikes up and down the street, school kids walking to and from school and is a peaceful, personal neighborhood. We feel comfortable leaving our cars unlocked during the day as we come and go. We go out to get the morning paper in our bathrobe because we know each other. We take the dog out before bed in the dark feeling safe. These may seem like little things, but they are indicative of a feeling of securing and community that is at risk if there are individuals coming and going who we know nothing about.

I am interested in what the city's policy is and what precedents have been set. Although I know little about the airBnB industry, I know it is growing. Have there been other similar cases in Rapid City that we could examine to see if there are issues? Does airBnb screen their guests/renters?

Please take these considerations into account in your decision.

Thank you,

Tim and Ann Hast

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RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

Sept 8th 2015

To Whom it may Concern,


We, Jeff and Brita Huisken, do not wish to have a Bed n Breakfast in our residential neighborhood. We are concerned with this affecting the Value of our property & safety issues.

It is causing traffic issues at the current location due to cars being parked on street.

We have no issues with Donna Gilbert personally. We do not want this commercial business in our neighborhood.

Jeff and Brita Huisken
3400 Hall Street
Rapid City, SD 57702

Sincerely,

Brita Huisken


September 7, 2015

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SEP 09 2015

City of Rapid City
Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

Re: Use Permit for 3414 Hall St. Rapid City 57702

To Community Planning & Development Services:

We would like to express concerns we have for the proposed bed and breakfast to be located at 3414 Hall Street. Our house is located two houses down from this location, on the opposite side of the street. We have lived in this house for 10 years. In that time, parking has always been a challenge. Many of the residents park their vehicles on the street. Space is limited between driveways and mailboxes. If a vehicle is parked in close proximity to a mail box, the mail carrier will not deliver or pick up mail. The proposed B&B is at the edge of a deep curve into the street, which creates limited visibility. There is also a fire hydrant at the corner of the B&B lot. Proximity to the curve and hydrant limit the amount of on street parking in front of this house. As a result, visitors frequently park in front of the closest house with space available. This is often our house. As a result we do not get our mail delivered, and have no available parking in front of our house should we need it.

Hall Street has many small children and family pets. Most families who live here are respectful of the need to take care when traveling on this street. We are concerned that B&B guests may drive through this area as if it were a commercial area rather than a residential area. We would appreciate your giving serious consideration to denying this permit as we feel is not a good fit for a family/residential area.

Sincerely,

Daniel and Barbara Wenk

Daniel & Barbara Wenk

3407 Hall St., Rapid City SD 57702

15UR018

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SEP 09 2015

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

FEDERAL AVE

W RAPID ST

STURGIS RD

W OMAHA ST

W MAIN ST

W MAIN ST

HALL ST

HALL ST

BROOKSIDE DR

PAYTON CT

SOO SAN DR

hydrant

3407



15UR018

From: Sandy scimas@rushmore.com
Subject: Appeal to Deny Conditional Use Permit for 3414 Hall St. File Number 15URO18
Date: September 8, 2015 8:09 PM
To: cpweb@rcgov.org

I just received the Notice of Hearing for a Conditional Use Permit in the mail. The hearing is scheduled for tomorrow morning at 7:00 AM. I will not be able to attend this meeting, and am submitting a request to deny the applicant's (Donna Gilbert's) request for a Conditional Use Permit for her property to be a Bed And Breakfast. The premises is Lot 2 of Block 1 of Beatty Subdivision, located in Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. Location is 3414 Hall Street. Present Zoning of Property is Low Density Residential District.

My objections to allowing this Conditional Use Permit for a Bed and Breakfast Business are as follows:

This is a residential neighborhood, not a business district. Transient traffic in an out of the neighborhood raises major safety concerns for those of us that reside in this quiet neighborhood. A Bed and Breakfast is a business, and, traffic is impacted like a business, payment is accepted like a business, and it impacts property values, having a business in a residential area. I ask that the Planning and Zoning Committee deny this request, as do many of the neighbors in this neighborhood.

Thank you for your consideration in this matter.



Sandra Feist
3330 Hall Street
Rapid City, SD. 57702

Sent from my iPad

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SEP 20 2015

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

September 10, 2015

To Whom It May Concern,

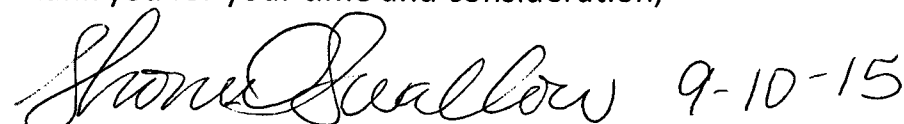
My name is Shontel Swallow and I'm the daughter of Donna Gilbert. I was able to read the letter submitted by Scott and Brenda Graybill and I have some concerns on the information that was expressed in the letter.

I became friends with Scott's wife Brenda and our children played together. We exchanged phone numbers to coordinate play dates via text message. My conversations with the Graybill's have not been personal in nature, purely surface information for opportunity for my daughter to socialize with other girls her age. I want to clarify that I **NEVER** gave information to either of them regarding the Airbnb situation as quoted in the letter. I did mention that my mom was using Airbnb upon their questioning. Not once did I say any of those statements listed in the letter by the Graybill's.

I appreciate the concern of the Graybill's, as a mother, I have concerns as well. I have witnessed Scott drinking alcohol in front of his children on many occasions. I don't drink or do drugs and my mom is totally against these behaviors to the utmost. It's not allowed in our home by family or by guests. I feel that drinking alcohol/drugs leads to many problems in people's lives and this can also put our children in harm's way. If I didn't agree with my mom using Airbnb or felt unsafe at any point, my daughter and I would find other living situations, like my Grandma Alice. I have felt safe and we take precautions to ensure our safety.

My mom is a very hard working, caring, single mom and is only trying to make a better life for her family. She would never compromise the safety of her family much less the safety of our neighbors and friends. We live in a country that is based on the freedom as Americans to have the opportunity to become entrepreneur's and live a full and successful life. I would hope you will realize there are two sides to the story and the Graybill letter didn't correctly depict my point of view.

Thank you for your time and consideration,

 9-10-15
Shontel S. Swallow

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SEP 14 2015

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

September 22, 2015

Beckstrom Residence
3411 Hall ST
Rapid City, SD 57702

Department of Community Planning & Development Services
300 6th ST
Rapid City, SD 57701

Re: Donna Gilbert's Conditional Use Permit to allow a B&B at 3414 Hall ST, Rapid City, SD

Dear Rapid City Planning Commission:

We purchased our home in October of 2012. We searched for over 2 years to find our perfect 1st home to raise our family. Even though both my husband and I grew up in Rapid City (one of our childhood homes was just a few blocks away), we did not know this lovely neighborhood existed. The house was for sale by owner, and was not even listed. The previous owners trusted that they would have no issue selling this house without a realtor. The previous owners' family grew, and only moved due to their necessity for a larger house. One of the primary selling points that the previous owners expressed was that the neighbors were friendly, trustworthy, and close-knit. This offered an ideal location to have a small-town neighborhood tucked away within the city of Rapid.

Both my husband and I strongly oppose the Conditional Use Permit to allow a B&B on our street. We do not oppose Donna Gilbert's need to add income (nor do we have an issue with her as person or a neighbor), but we have strong issue with the type of traffic that is added by a B&B.

Darin works out of town for multiple weeks at a time. Locating the Hall ST neighborhood has relieved our concerns for safety during these absent times as Katie is home alone with our 3 small children. It has taken years for us to fully trust our neighbors to the point of allowing our children to play in the front yard. This is partially due to their age, but more importantly, due to the fact that we are cautious of strangers. Slowly getting to know our neighbors through personal interactions as well as small gestures (such as shoveling our sidewalk and mowing our lawn), have given us the confidence to trust that our children are safe. They say it takes a village to raise a child, but right now our village is on the verge of losing our trust.

Katie's parents (Ron and Diane Heinis) have worked in the hospitality industry by owning multiple hotels in the Black Hills area for nearly 30 years. When you stay in a hotel, your expectation of safety comes from the condition of the building, the friendliness of the alert (24 hours a day) staff, and the locks on your room door. You do not have an expectation of allowing your children to run freely in the hallway with no concern. Instead, you expect to run in to strangers in the lobby, hallway, and all other communal areas. However, when you purchase a home, there is an expectation of safety within the neighborhood.

There is an expectation that your neighbors are residents of the same street that care for their homes, yards, and neighbors. They know of the dog that freely runs around from time-to-time.

They look for the dog as they drive down the street; as well as the cat that frequents our yards. They know that there are multiple children under the age of 10 throughout the length of Hall ST, and look for them as they drive down our street. They are residents that who have accountability to this street. They are registered and receive mail. If we live near a sex offender, we are aware because the address has been registered. We do not trust an online background check to ensure the safety of our neighborhood.

Now, if the petitioner was requesting a permit to rent a room on a yearly basis (we are not sure if permit would even be necessary), that would be completely different. These new renters would become part of our neighborhood. They would become a resident, who receives mail at Hall ST. This person would care about the condition of our street, and would quickly learn about our children, pets, and neighborhood in general.

Instead, we have strangers who arrive near dusk (when our children and pets are still in our yards). They drive back and forth searching for their nightly rented room. Darin has directed this traffic across the street multiple times this week. If this is approved, is there a plan to compensate the neighbors for their participation and hospitality to these strangers?

Speaking of compensation, who will compensate for the fact that all of our property values will be diminished by this business permit? If/when any of us (including the petitioner) decide to sell our homes; we will not receive what the homes are actually worth because there is now a business on our residential street. This is not a business that we signed up for, nor do we support. If it is going to continue, we should be compensated for the value loss of our homes and the hospitality we end up providing.

We also looked at the 3414 home during our search, but we could not afford the price of a fully updated home. Instead we opted for 3411, which needed updating. However, we still paid a premium price for a home in a residential neighborhood that was mere blocks from the business district. We are currently in the process of updating our home in order to increase its value. We trust that the Planning Commission will not allow a permit that will undermine our efforts: diminishing the value of our home and our safety.

Furthermore, we have become aware of the petitioner's accusation that the Hall ST neighbors' opposition is allegedly based upon racism. We find this claim to not only be absurd, but also offensive and inaccurate. This is absurd to us because until we read her 1st letter in regards to this permit, we were not aware that she was a member of the Oglala Sioux tribe. Knowledge of this fact does not change our feelings on this issue. No one has asked Donna Gilbert to leave. We are asking to cease the nightly visit of strangers to our street. Our opposition rests solely upon our desire for a safe neighborhood (free of nightly strangers) and our property to retain its value.

Thank you for your consideration,

Katie and Darin Beckstrom

We the people of the Hall St. neighborhood
 Do Not feel this Bed & Breakfast operation is appropriate
 for our neighborhood.
 PLEASE deny this application

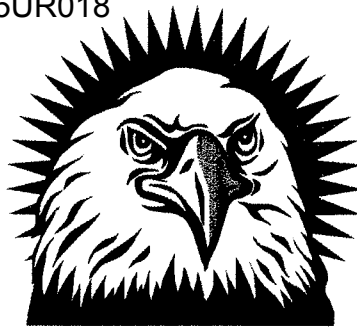
1. Jan Kuehn Bengt 3421 W. Main Street
2. Ronald Bengt 3421 W. Main Street
3. Dede Ehl 3410 Hall St.
4. ~~Cliff Moore~~ 3410 W Main St 02
5. Roman Jagerdowski 3406 Hall St
6. Beck Gumpel 3402 Hall St
7. ~~Ed Gumpel~~ 3402 Hall St.
8. ~~Ed Gumpel~~ 3406 Hall St.
9. Lisa Walitt 3401 Hall St
10. Daniel Walitt 3401 Hall St
11. Isabella Karok 3401 Hall St
12. Scott A. Lum 3415 HALL ST
13. Ann Hapt 3419 Hall St.
14. D. Hunt 3419 Hall St.
15. Darin Beckstrom 3411 Hall St
16. Katu Beckstrom 3411 Hall St
17. Janie Field former resident of 3411 Hall St : Sept. 2013 - Feb 2015
 3738 Cottonwood St Apt 2, Rapid City SD 57702

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RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

18. Barbara Denk 3407 Hall St
19. Daniel Went 3407 Hall
20. Brita Huiskens 3400 Hall St Rapid City SD
21. Jeff Huiskens 3400 Hall street
22. Jacky Hall 3313 Hall Rd SD
23. Brenda & Sam 3309 Hall St. Rapid City, SD
24. Dee Jo Sam 3309 Hall St. Rapid City, SD
25. Ken Knudson 3332 Hall St.
26. Kim Knudson 3334 Hall St.
27. Nichelle Mack 3332 Hall St.
28. Shannon Schaefer 3415 Hall St.
29. Jawen Schaefer 3415 Hall St.
30. Bob 3321 Hall St
31. John & Helen Munk 3321 Hall St.
32. Dee Elaine Coeth 516 500 SANDR Rapid City SD.
33. Tyler Coeth 516 500 Saw Dr, Rapid City, SD.
34. _____
35. _____



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

September 23, 2015

Community Planning and Development
300 6th 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

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**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**