

**Dean & Edna Steinberg**

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**From:** "Dean & Edna Steinberg" <steinbed@rushmore.com>  
**To:** <marsha.elkins@rcgov.org>  
**Sent:** Friday, April 30, 2004 12:14 PM  
**Subject:** RC PC May 6th Meeting

Rapid City Planning Commission  
% [marsha.elkins@rcgov.org](mailto:marsha.elkins@rcgov.org)

Dear Marsha,

We understand that others have voice their concern of a multi-complex apartment building having been submitted to the Planning Commission to be build at 1940 Elmhurst Drive, Rapid City.

Elmhurst Drive is south off of Canyon Lake Drive. The block that this building would be located on is a block with no cross street for approximately 1285 feet, (longer then a normal block). This street is also only 17 feet wide (less then normal width).

We understand that our area is a MDR multi-complex area, and we have no problem of a building up to 4 units.

We also would like this to have a play area for its resident's children. as there is no way they can play ball in the street.

We would like to voice our concern at your May 6th 2004, 7: AM, Planning Commission Meeting over the above issues and our belief that a 10 unit building as this would be is over the amount of traffic this street could handle

Thank you,

Dean and Edna Steinberg  
2030 Elmhurst Drive  
Rapid City, SD 57702-3208  
605-342-8492  
[steinbed@rushmore.com](mailto:steinbed@rushmore.com)

**RECEIVED**

**APR 30 2004**

**Rapid City Growth  
Management Department**

4/30/04

1717 Fremont Street  
Rapid City, SD 57702

May 9, 2004

Planning Department/Commission  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

### CANYON LAKE RESIDENTIAL NEIGHBORHOOD

Please consider rezoning the Canyon Lake residential area, so additional apartment complexes cannot be built in our residential area.

My husband and I have resided at 1717 Fremont for the past six years. The main reason for purchasing our home in this area was the quaintness of the area and the serenity of the neighborhood (these smaller homes were once summer homes). Our home needs improvements, and we are working to restore it so its original stately appearance will enhance our neighborhood.

As you know, a new apartment complex was built recently near our neighborhood. This apartment complex joins apartment complexes already existing in this neighborhood. These apartment complexes are of great concern to us for the following reasons:

- 1) Apartment complexes greatly increase the traffic in our neighborhood.**  
The streets in our neighborhood are narrow and curvy. They are not built for heavy traffic. The traffic is already heavy due to the apartment complexes that already exist in the adjacent area. We currently have problems with drivers speeding on our street because they utilize Fremont Street as an alternative route rather than utilizing Canyon Lake Drive and Jackson Boulevard. This is a very dangerous situation considering that our neighborhood has several families with small children.

As you will notice on Tuesday, there are "Dip" signs located at each end of our block; however, the drivers typically do not slow down. This is a concern because of the children in our neighborhood. Fortunately, no one has been hit as of yet; however there have been a few accidents.

May 9, 2004

- 2) **Apartments can decrease the safety in the neighborhood.** Considering that typically apartment rentals in Rapid City range from \$700-\$1000, one could anticipate several renters pooling financial resources to be able to afford the apartment housing. Because of this, apartments intended for one or two renters is multiplied several times as a creative means of making housing affordable. Therefore, more renters mean more vehicles using the roads in our neighborhood. In addition, off-road parking which is unavailable will have to be developed. Otherwise, over-utilization of the streets that exist presently is inevitable. This further increases the chances for our children to be in harm's way. One of the primary reasons for choosing to reside in this neighborhood is convenience and peace-of-mind that accompanies living in a quiet neighborhood with minimal traffic flow.
- 3) **Multiple-person occupancy provides an opportunity for an increase in crime.** In light of neighborhood history with regard to multiple-person occupancy it would appear that city planners would be wise to consider this in the decision-making process concerning the decision to allow building of another multiple-housing unit in this neighborhood.

As homeowner's in the Canyon Lake residential area, we are asking that you reconsider the zoning for our neighborhood. We purchased our home with the idea it would be our permanent home; however, if the quality of life continues to decrease due to apartment complexes we will consider selling our home.

Please help us maintain an acceptable and reasonable level of public safety by rezoning our neighborhood. Furthermore, the historical aspects of the present neighborhood can be preserved for future generations. We look forward to you visiting our neighborhood on Tuesday, May 11. If you have any questions or need additional information, please contact us at 721-6599.

Sincerely,

  
Doug Murano

and

  
Ann Krutzfeldt-Murano

P.S.

You will notice a slight decrease in traffic on Tuesday because of the work being done on the Cleghorn Springs water project.

To: City of Rapid City / Planning & Zoning  
From: Janice Evans  
3608 Washington St.

I have lived in my home for 14 years. The reason I purchased my home was because of the fact that it was an area of single family dwellings.

The streets in this area are extremely narrow. If there are cars parked on either side of the street, there is barely enough room for one car to get through. Any extra cars in the neighborhood makes it very congested. We have had problems with neighborhood teens and their friends where the parking is concerned. If any of them park too close to the mail boxes, the postal service will not deliver the mail. If multi family dwellings are allowed to be built in the area, this problem will multiply. We have enough trouble with the occasional teen going through the area in a hurry to get to school, we don't need more problems with added families.

There has been occasional vandalism, hit and runs, loud music and parties where alcohol has been an issue. If multi-family complexes are allowed to be constructed in the area, these problems will increase.

If multi-families are stuffed into an area that is already at full capacity, the problems I have listed will increase drastically.

Please help us to keep our neighborhoods as traditional single family dwellings. We don't want the problems that come along with multi-family dwellings.

Thank you for your time and consideration.

Janice Evans

DATE: May 10, 2004  
TO: Planning and Zoning  
FROM: Debra Barker  
RE: Canyon Lake Homeowners

I have lived on Washington St. for 45 years and have worked continually to improve my property. This neighborhood has increasingly lost its appeal because of fast cars, too much traffic, and no where to park. I do not have a parking problem because I planned ahead, but the problem lies with multifamily dwellings being squeezed onto lots designed for single family dwellings. Many years ago an apartment complex was built behind me on St. Patrick St. The neighborhood fought against this development and we believed it was stopped, but the developer pulled some strings and it was built. We live in this neighborhood because we like to garden, enjoy quiet evenings at home, and go for walks. We do not want any more apartment complexes that will further congest our neighborhood.

Many of the properties in this neighborhood are squeezed onto small lots and therefore the occupants are forced to park on the street. This is a real problem with the new automated garbage system. The trucks cannot make the turns with so many cars parked on the street. Thus, they run over our curbs and kill the grass on the boulevard. The city has recently replaced my dead grass with new sod and I have put up a temporary fence to keep the trucks off. Many times I have observed large city vehicles in our neighborhood that must drive up over the curbs and grass to make the turn. All of the streets in this neighborhood are narrow and there is a parking problem, especially when families are home—there is no place to park.

My mailbox has been ran over three times because the neighbors park on the street reducing visibility. I have had my garage marked with gang graffiti, my house egged, and have called the police about out of control drivers screaming around the neighborhood on these narrow streets. There have been several hit and runs. I've added outdoor lighting and done everything I can to protect my property. Now it is the city's turn. This neighborhood is full.

Respectfully,  
Debra Barker

## Elkins Marcia

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**From:** Thrash Doug  
**Sent:** Friday, May 07, 2004 2:12 PM  
**To:** Planning Commission  
**Cc:** Jones Karen; Diaz Elias  
**Subject:** Canyon Lake Residential Neighborhood

My name is Doug Thrash and my family has resided at 2109 Monte Vista Drive for the past 17 years. We have strived hard to improve our neighborhood by keeping our property in good repair and helping others when needed and I would like to think that for the most part, our area has improved over the years. It seems that the population is a split between long-term home owners and renters and the general income levels are probably on the lower side, especially for those who are either retired or young with families. As you know, this area was developed during the 1930's before being annexed into Rapid City and the lack of zoning of those times are readily apparent when you drive down the narrow streets and see a wide variety of unique property lots/residences.

I am getting concerned with multiple housing developments (apartments) that are being built on property that was previously a single family dwelling. At first glance one would think that would be a good thing--improving the neighborhood with new construction and building the tax base but there are other factors that need to be considered: Rent costs--not a problem if one family was involved but since it can go into the \$700-1000 a month range, groups of people will band together to pool their money for the rent and now we have five cars (or more) for one unit to deal with and multiply that by the number of units and you can see huge potential problems; Traffic has always been a problem, especially when students use the neighborhood to drive from Jackson Blvd. to Steven's High School and they are always in a hurry--increased population is only going to increase this problem; Increased crime--generally this has been a quiet area but we have seen an increase in burglaries, thefts and criminal behavior.

Bottom line is this--we are at a turning point with our neighborhood--we can lose the quality of life as we know it if we continue down this road and if it does, I foresee a For Sale sign in my yard which is something I desperately do not want to do. My thanks in advance for your consideration in this matter--I understand that you are going to be making a tour next week to see the situation first hand--please let me know if you would like me to either join you or give you additional information from my perspective.

Doug Thrash  
341-7285

May 7, 2004

To Whom It May Concern:

I'm writing on behalf of my neighborhood in the Canyon Lake area. Two days before the 1972 flood, my Mother moved my siblings and I to this neighborhood where I lived for ten years attending Canyon Lake Elementary, West Middle School and graduating from Stevens High School before moving out of state. After ten years living in Minnesota, I moved back to South Dakota and to the Canyon Lake neighborhood, by choice. With great schools all within 2 miles of each other, this particular neighborhood provides a lot for growing families.

In the twenty years that I've lived in this neighborhood I would have to say things have changed the most in the past five years. While change is inevitable, I feel these changes are not in the best interest of our neighborhood. The streets have become busier and louder with traffic moving much faster.

What saddens me the most is the increase in absentee landlords and the booming development of multi-plex dwellings that are overcrowding our streets and adding noise pollution. Living within ten feet of a 200-tenant parking complex, I have experienced the worst of what overdevelopment brings. Transient types who do not give respect to their neighbors seem to be the standard tenant of the multi-plex housing development that is ruining our old, beloved neighborhoods. And with the increase of out-of-state developers, more problems arise with the lack of accountability. In other words, absentee landlords do not feel the pain that their tenants wreak on their neighbors.

Is our police department really equipped to deal with the problems this type of housing brings? In any given night between the hours of 10pm and 7am, I can be awakened 2-4 times with people coming and going, turning up their stereos and revving their engines. Each time I am awakened I wait to see if the noisemakers are staying or leaving. If they stay, I call the police, if they go hopefully I can fall back to sleep. However, there is no guarantee that I will not be awakened again when they return home. This problem normally increases with warmer temperatures and then subsides in winter. If it were not for the fact that my friend owns the house I live in and gives me a fair rate on rent, I would have left long ago. My landlord lives next door and experiences the same problems as I do with Canyon Lake Plaza Estates.

The owners of Canyon Lake Plaza Estates have turned a blind eye to the people living adjacent to their complex. They have not constructed any type of noise abatement or privacy fencing along our property line. Noise abatement should be a number one priority to developers in residential neighborhoods, but I can tell you from experience it is not.

My reason for writing this letter is to preserve the integrity of our small neighborhood and to stop overdevelopment. We do NOT need more multi-plex developments cropping up in our backyards with unaccountable landlords who



do nothing to abate the noise problems that seem to coincide with such structures.

Please save our neighborhood.

Sincerely,

Lisa Duncan

A handwritten signature in black ink, appearing to read "Lisa Duncan", with a long horizontal flourish extending to the right.

Sherri O'Brien  
3639 Jefferson St.  
Rapid City, SD 57702

May 8, 2004

To Whom It May Concern:

It has been brought to my attention that a resident on my block is interested in changing the zoning of our neighborhood in order to guarantee that only single family homes will be allowed to be built in the area as far as new construction is concerned. I am writing in support of this zoning change from the standpoint of having lived in this neighborhood for the past 13 years and as a homeowner who walks her dogs up and down the streets of this neighborhood daily. I also write from the standpoint of being a neighbor who has been in an ongoing struggle for the past 10 years with the owners, managers, and tenants of a multi-family complex known as Canyon Lake Plaza Estates apartment. My wish for this zoning change is to preserve and protect safety, privacy, and a good night's sleep in my neighborhood. This is a wonderful, safe, affordable neighborhood, one of the last of its kind on the west side of town. It is just a few blocks from a grade school, middle school, and high school. The Canyon Lake area is a neighborhood with residents ranging from senior citizens who have lived here for many years, to young families just starting out. There are many children in this neighborhood.

I live one house away from the parking lot of Canyon Lake Plaza Estates apartment complex. The owners of the complex added an additional parking lot about 5 or 6 years ago, and since then have added bright security lights to the sides of their buildings in order to counteract the negative activity going on the parking lot after dark (which has not made any difference). The bright lights installed on the buildings shine in our windows all night making it impossible to have a dark bedroom. The parking lot adjacent to my rental property is very busy with cars coming and going at all hours of the night. It has become a hang-out for people that don't reside there.

Having no central air in my home, it is necessary to have the windows open in the summer which means that we hear loud cars coming and going all night. The problem gets worse as the years go by and the traffic increases. The new owners of Canyon Lake Plaza Estates live in North Dakota and are more difficult to deal with than the previous owners. (They could not even be bothered to put in a privacy fence or any sort of noise barrier at all.) I have been tempted to take the whole problem to small claims court as it has had negative effect on the quality of life.

My father and I have owned the house next door to my house since 1992. When we first purchased the house it sat next to a grassy lot, today there is a parking lot. The tenants of my rental have a difficult time sleeping due to the cars pulling in and out 6 feet from their bedroom window and/or sitting in their cars revving their engines while hanging out in the parking lot at night. I feel that having these types of complexes so close to single family homes is nothing but trouble. My renters and I call the police whenever problems arise, but the police are unable to do anything if the loud cars are gone by the time they arrive. The issue of a good night sleep is not helped by having to wake up and call the police each time there is an incident. The residents of Canyon Lake Plaza Estates toss all kinds of garbage into my garden and the yard of my rental. The following is just a sample of what we've found: a dead turkey, body parts left over from a deer hunt, liquor bottles, beer cans, candy wrappers, and many plastic trash bags.


I support the low density zoning change in order to stop developers from building anything but single family units in this neighborhood. I feel that apartment complexes like Canyon Lake Plaza Estates built next to single family homes infringe on the rights and the safety of the folks in the neighborhood trying to keep the neighborhood safe and healthy for those living in it. We have many people in our neighborhood trying to improve their yards and homes. I feel that a change of zoning will prevent the problem of landlords who own multi-family units that aren't around to care about and experience the negative effect they have on the neighborhood and community.

I am happy to know that there are more people who live in my neighborhood that care about the quality and safety of our community and I will do whatever I can to support this attitude. Please feel free to call if you have questions or if I can be of help in anyway in the decision making process.

My phone number is: 718-9649.

Thank you for your interest in this matter and taking time to hear my comments.

Sincerely,

  
Sherri O'Brien

Doug and Karen Jones  
3621 Jefferson Street  
Rapid City, SD 57702

May 10, 2004

Rapid City Planning Commission  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

Dear Planning Commission Members:

I recently learned that the Planning Commission will be taking a tour of the Canyon Lake neighborhood within the boundaries of Canyon Lake Drive, Jackson Boulevard and Soo San Drive.

My husband I purchased a home in this neighborhood 4 years ago, and we have two children attending Canyon Lake Elementary School. We thought this would be a nice neighborhood in which to raise our children, as it is within walking distance of the elementary school as well as the middle school. Since moving in 4 years ago, we have experienced that even though the neighborhood is mostly single family dwellings, and the roads are narrow, the traffic flow is quite steady and usually at unsafe speeds. The fact that multi-family dwellings are intermixed with single-family dwellings increases traffic flow considerably.

While existing multi-family dwellings certainly have the right to be there under the current Medium Density Residential zoning, we would strongly urge the Planning Commission and City Council to look closely at the possibility of down zoning or placing more stringent restrictions on future multi-family developments in this neighborhood to prevent it from further deterioration. It is a quaint neighborhood, and we would like to see it remain that way.

During your tour of our neighborhood, please pay special attention to the setback distance of current dwellings, the width of the roads, the configuration of the street network, traffic signs, and visibility at intersections.

Thank you for your commitment to making our neighborhood a safer place for our children, as well as a home that we can enjoy for years to come.

Sincerely,

A handwritten signature in cursive script that reads "Karen and Doug Jones". The ink is dark and the signature is fluid and connected.

Karen and Doug Jones