

CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING
OPEN HOUSE
January 24, 2005

Name(s): _____
Address: Karen Jones

Phone Number: 355-0255

I (We) own Property within the Canyon Lake Overlay District Area
Yes No

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay

Zoning District Draft Ordinance: _____

I (We) believe that the proposed changes will have the following impact on our property:

Positive

Please include any additional comments you may have concerning this project. _____

Thank you for your efforts in preserving
our neighborhood.

Please submit comments by February 4, 2005 to the following:

Karen Bulman, Planner 1
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING

OPEN HOUSE

January 24, 2005

Name(s): Janice Evans
Address: 3608 Washington St.

Phone Number: 721-7910

I (We) own Property within the Canyon Lake Overlay District Area
Yes No

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay

Zoning District Draft Ordinance: I do not want to see a lot

of multi-family dwellings going up in our area.

The streets are narrow and with more cars in

the area that will pose a problem. The influx of people

that come & go from apt's is huge and single

dwelling home owners tend to stay put for years & even

I (We) believe that the proposed changes will have the following impact on our property: into

retirement. We don't need to have more problems

with kids fighting, cars racing, yards being

vandalized - don't need it - don't want it.

Please include any additional comments you may have concerning this project. _____

Please submit comments by February 4, 2005 to the following:

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**CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING
OPEN HOUSE**

January 24, 2005

Name(s): Deb Barker 3603 Wash St
Address: _____

Phone Number: 716 7000

I (We) own Property within the Canyon Lake Overlay District Area
Yes No

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay

Zoning District Draft Ordinance: I am against any more

multi family dwellings built in

this area. We have too many

already. The parking on the street

is a real problem for the mailman as well

as the city vehicles - garbage etc. They cannot

make the corners and turn over the grass.

I (We) believe that the proposed changes will have the following impact on our property:

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CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING

OPEN HOUSE

January 24, 2005

Name(s):
Address: Richard Abelseph

Phone Number: 605-721-0176

I (We) own Property within the Canyon Lake Overlay District Area
Yes No

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay
Zoning District Draft Ordinance: I sounds like a good idea to me.

I (We) believe that the proposed changes will have the following impact on our property:

Please include any additional comments you may have concerning this project.

Please submit comments by February 4, 2005 to the following:

Karen Bulman, Planner 1
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING

OPEN HOUSE

January 24, 2005

Name(s):

Address: Joan Mackenzie

Phone Number: 342 3104

I (We) own Property within the Canyon Lake Overlay District Area

Yes No

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay

Zoning District Draft Ordinance: _____

reasonable

I (We) believe that the proposed changes will have the following impact on our property:

Reduce the already cluttered streets

Please include any additional comments you may have concerning this project. _____

there should have been a speaker here - if only a brief explanation -

Please submit comments by February 4, 2005 to the following:

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Rapid City, SD 57701
(605) 394-4120

what about the sewer?

CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING

OPEN HOUSE

January 24, 2005

Name(s): ROBERT & SONJA SHAWNON
Address: _____

Phone Number: 605-341-9260

I (We) own Property within the Canyon Lake Overlay District Area
Yes ~~XXX~~ No _____

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay

Zoning District Draft Ordinance: STD # 8 - the term "lighting" should include "lighted signage" (if it is not covered in the original codes) -
STD # 9 - 2 spaces is not sufficient, esp since occupants may have motorcycles, motor homes, boats & other vehicles needing space - zoning should specify what vehicles could be parked there - "Buffer" & visitor parking should be added - streets are too narrow for larger units - zoning should restrict size & # of units (OR) specify that streets be widened - at owners expense
I (We) believe that the proposed changes will have the following impact on our property: expense

Please include any additional comments you may have concerning this project. Overall - streets are such as to have accommodated single family units - they are too narrow to accommodate more than 1 family unit - People are parking on the riverbank now - and this is NOT being

Please submit comments by February 4, 2005 to the following: enforced at this time - it is our feeling that this overlay is still minimum as to sq footage of property as related to the number of units upon it.
Karen Bulman, Planner 1
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING
OPEN HOUSE

January 24, 2005

Name(s):
Address: DEAN & EDNA STEINBERG

Phone Number: 605-342-8492

I (We) own Property within the Canyon Lake Overlay District Area
Yes X No _____

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay

Zoning District Draft Ordinance: PLAY YARD AREA Add ON MULTI-FAMILY

- DRAFT #2A HAS TREE IN OPEN AREA NOT PLAY AREA
- SUMMARY #5 OFF SET OF FENCE FROM PROPERTY LINE? IS THIS 15' OR WHAT MORE
- SUMMARY #9 IF ONLY 2 SPACES WHERE DO GUESTS PARK 2.5 WOULD BE WHAT IS NEEDED
- SUMMARY #12 ALSO ADJACT NEIGHBORS

I (We) believe that the proposed changes will have the following impact on our property:

BLOCK STREET IS 17' & 1/4 MILE LONG.
YES - NEW UNIT ON ELMHURST - ACROSS ST FROM IT. THE HOUSE
BEEN ON MARKET FOR MONTHS - TRAFFIC ON STREET WILL BE
NOT BE GOOD FOR FAMILYS WITH SMALL CHILDREN.

Please include any additional comments you may have concerning this project. _____

MAIN IS!! PARKING, PLAY AREA, TRAFFIC, UTILITIES

Please submit comments by February 4, 2005 to the following:

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Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
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NEED PHONE # of
DIRECT LINE TO TRAFFIC
Cop = FOR PARKING ON
ELMHURST WITH "NO PARKING"
SIGNS ON BOTH SIDES OF
STREET -

CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING

OPEN HOUSE

January 24, 2005

Name(s):
Address: Douglas Jones 3621 Jefferson

Phone Number: 355-0255

I (We) own Property within the Canyon Lake Overlay District Area
Yes No

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay

Zoning District Draft Ordinance: I BELIEVE THIS DOES NOT GO FAR ENOUGH TO PROTECT
HOMEOWNERS WHO CAN'T AFFORD TO LIVE ON TOP OF A HILL AND BY ALLOWING MORE
APARTMENTS TO BE BUILT IN THIS WORKING CLASS NEIGHBORHOOD IT WILL FORCE MORE
PEOPLE TO LIVE IN TRAILER PARKS, PROBABLY OUTSIDE CITY LIMITS, LIVING SAME TAX BASE.

I (We) believe that the proposed changes will have the following impact on our property:

IT WOULD STILL DEVALUE MY QUALITY OF LIFE AS WELL AS PROPERTY VALUE
DUE TO THE TRANSIENT NATURE OF APARTMENT DWELLERS.

Please include any additional comments you may have concerning this project. _____

PARKING IS NOT ADEQUATE DUE TO ACCESSORY ITEMS SUCH AS BOATS, MOTORCYCLES, ETC.
POSSIBLY TWO PARKING SPACES FOR EACH BEDROOM WOULD BE A CLOSER SOLUTION.
WHAT ABOUT VISITORS? HOW ABOUT ENFORCEMENT OF ILLEGALLY PARKING ON SIDEWALKS.

Please submit comments by February 4, 2005 to the following:

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Rapid City, SD 57701
(605) 394-4120

CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING
OPEN HOUSE

January 24, 2005

Name(s): Monte Loos
Address: 2032 Monte Vista Dr

Phone Number: 342-8047

I own Property within the Canyon Lake Overlay District Area
Yes No

I have the following comments regarding the proposed Canyon Lake Area Overlay Zoning District Draft Ordinance: This appears to be a good idea, if it is passed, can it be made retro active?

I (We) believe that the proposed changes will have the following impact on our property:

There is starting to be problems, with slum lords buying ~~and~~ property, not taking care of it. You need to have an ordinance that protect current owners.

Please include any additional comments you may have concerning this project. _____

The present ordinance is inadequate, The unit that you allowed at corner of Canyon Lake Dr & Monte Vista is a mess. Not enough parking, no landscaping, TRASH is not picked up. There is going to be a terrible accident or worse.

Please submit comments by February 4, 2005 to the following:

Karen Bulman, Planner 1
Rapid City Growth Management Dept.
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Rapid City, SD 57701
(605) 394-4120

CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING

OPEN HOUSE

January 24, 2005

24 Jan 2005

Name(s): Sylvan G + Mary Lou Paulson
Address: 2007 Forest St, Rapid City, SD 57702
Phone Number: 342-4128

I (We) own Property within the Canyon Lake Overlay District Area
Yes No

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay

Zoning District Draft Ordinance: (3) * what size is additional ~~buffer~~ buffer of shrubs or trees (4) what are the required landscaping points.
* (ie 10 foot or single row)

2. Define height of two story building above surrounding property also state if where height of building is determined i.e. roof or highest point. Would like you to consider grandfathering perimeter of existing single family dwellings in case replacement is required.

I (We) believe that the proposed changes will have the following impact on our property:
None today but in case of fire or disaster requiring us to rebuild we probably would have to down size because of setback as we have canyon lake drive on side and forest st on front.

Please include any additional comments you may have concerning this project. (1.) Consider no on street parking if street isn't 30' wide, to enable fire + rescue vehicles full use of roadway.

(2) We know of one lot in this area, with city streets on three sides. If current setbacks were applied this lot could not be updated or improved. Please consider authorizing existing size + setbacks

Please submit comments by February 4, 2005 to the following:

Karen Bulman, Planner 1
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

Note: Otherwise we believe this will help our area stop the large rental complexes on the narrow streets.

be grandfathered as this home will fall into disrepair and will be a non salable lot, along with others and detract from our area. If you can't build new on existing lots the market is dead and area becomes a blight area.

CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING

OPEN HOUSE

January 24, 2005

Name(s):

Address: Connie Thomas, 2115 38th St. Rapid City, SD 57702

Phone Number: 605-721-8886

I (We) own Property within the Canyon Lake Overlay District Area

Yes No

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay

Zoning District Draft Ordinance: I'm more than happy that the City has stepped up to help resolve Canyon Lake area building issues. Question - does the side setback include decks & patios? Can they be built in the 15' setback. If so, I suggest that an amendment to the proposed ordinance limit patios & decks in the 15' setback.

I (We) believe that the proposed changes will have the following impact on our property:

Progress & growth is good for a community, but not at the expense of families in the Canyon Lake area. We live in a sensitive area that when developers build large buildings, it has a tremendous impact on our community. We treasure our property, ~~land~~ to do what we want to do with our over-developed area. With large rental units comes increased traffic, which our area cannot handle on our small streets. I do commend you for the work you have done & will support the ordinance.

Please submit comments by February 4, 2005 to the following: Thank you.

Karen Bulman, Planner 1
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

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JAN 26 2005

Rapid City Growth
Management Dept.

CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING
OPEN HOUSE

January 24, 2005

Name(s):
Address: Leo & Kathryn Grebner

Phone Number: (605) 343-2381

I (We) own Property within the Canyon Lake Overlay District Area
Yes No

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay

Zoning District Draft Ordinance: The Canyon Lake area is a small area with a large number of multifamily dwellings now. Our streets are narrow and I believe we need the proposed additional standards to protect our neighborhood.

I (We) believe that the proposed changes will have the following impact on our property:

Any additional multi family dwellings should have adequate parking, set backs, screening fences, etc. Anything less would devalue our property.

Please include any additional comments you may have concerning this project. _____

We should be notified of any multi family building being planned in our neighborhood so we can be aware of the plans and have the opportunity to question the plans.

Please submit comments by February 4, 2005 to the following:

Karen Bulman, Planner 1
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

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JAN 28 2005

Rapid City Growth
Management Department

Kathryn Grebner
Leo Grebner

CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING

OPEN HOUSE

January 24, 2005

Name(s):

Address: Bobby and Genae Sundby

Phone Number: 391-3509 Genae 381-2067 Bobby

I (We) own Property within the Canyon Lake Overlay District Area

Yes x No _____

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay

Zoning District Draft Ordinance: As we discussed on the phone, we are very concerned

as we have been working on our project for several years, based upon current ordinances, and other information from the City. We have spent considerable time and money acquiring properties (one with foundation problems and one with water problems) that we purchased based upon our reliance of our information from the City. WE STRONGLY FEEL THAT THIS NEW OVERLAY TAKE EFFECT AFTER OUR PROPERTY IS SUBMITTED. The "character" of this neighborhood is also apartments such as Leland Lane, Fremont, etc. We feel the main reasons for this overlay are because of the density of the Monte Vista buildings, which did not have to be approved as that was a PRD. Also, the narrowness of Elmhurst St creates density problems but these are the main two items.

We would ask that we be treated fairly with respect to the years of investment we have on
I (We) believe that the proposed changes will have the following impact on our property: the line.

Please include any additional comments you may have concerning this project. _____

Please submit comments by February 4, 2005 to the following:

Karen Bulman, Planner 1
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

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JAN 27 2005
Rapid City Growth

Handwritten signatures:
Shirley Korman!
Bobby

CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING

OPEN HOUSE

January 24, 2005

Name(s): BEN & KELLA LEONARD
Address: 2029 MONTE VISTA DR.

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Phone Number: 343 - 6349

JAN 23 2005

I (We) own Property within the Canyon Lake Overlay District Area
Yes No

Rapid City Growth Management Department

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay

Zoning District Draft Ordinance: In general, we welcome this.
I was intrigued to find that this is a unique
proposal in our city, and so am hesitant to
fully endorse it until I learn more about
why our district is being "singled out."

I (We) believe that the proposed changes will have the following impact on our property:

#10 This is critical due to narrow streets that exist in the district. We are experiencing traffic problems (ingress, egress, parking).

#9 2 spaces per unit should be required. (No street parking is available.)
Please include any additional comments you may have concerning this project.

Also we'd like to see requirements addressing
garbage capacity, and on site storage capacity,
AS we have seen immediate impact from the
inadequacies of both in our area.

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Karen Bulman, Planner 1
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(605) 394-4120

We appreciate your efforts in our behalf, and the ease of providing input. Thanks!

more all a hand -

Additional comments regarding creation of an overlay district in the Canyon Lake Area,

We have seen from recent construction in our immediate area that developers may not be required to bring a project to completion before allowing tenants to inhabit the structure.

We think there should be some guidelines concerning how much of a project can be left undone before allowing occupancy. Specifically we notice exterior work that is not completed such as decks, porches, fences, drainage, curb and gutters, and landscaping. We can speculate from the exterior condition of the property that similar portions of the interior might remain unfinished.

There are rental properties, recently constructed in the neighborhood, that have shown adequate, indeed excellent attention to completion before occupancy. Property maintenance schedules can only be successful after a project is completed. And that is the real concern that we have...How can landlords be required to maintain a property if they have never got the property to an acceptable level of completion before occupancy begins? Once the property begins generating income for the landlord, unless regulations require completion there becomes less reason for the landlord to ever finish the job in an acceptable manner that allows for proper maintenance.

We would be interested to know if these concerns can be considered when drafting the district zoning overlay area ordinance.

Thank you,
Ben and Kella Leonard

CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING

OPEN HOUSE

January 24, 2005

Name(s):

Address: IRA & SHIRLEY NOBLE

Phone Number: 342-9530

I (We) own Property within the Canyon Lake Overlay District Area

Yes No

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay

Zoning District Draft Ordinance: _____

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FEB - 3 2005

Rapid City Growth
Management Department

I (We) believe that the proposed changes will have the following impact on our property:

Please include any additional comments you may have concerning this project. _____

We believe that any building of 3 or more apartments in one unit

should be on a "use on review" , as the majority of the streets in
the overlay area are too narrow to handle the kind of traffic that
this would create.

Please submit comments by February 4, 2005 to the following:

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CANYON LAKE AREA OVERLAY ZONING DISTRICT MEETING

OPEN HOUSE

January 24, 2005

Name(s): Ashley E. + Maren A Kelley
Address: 1925 Elmhurst Dr.

Phone Number: 721-1925

I (We) own Property within the Canyon Lake Overlay District Area
Yes No

I (We) have the following comments regarding the proposed Canyon Lake Area Overlay Zoning District Draft Ordinance: Thank you for your efforts - it will be helpful with any new developments

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FEB - 3 2005

Rapid City Growth Management Department

I (We) believe that the proposed changes will have the following impact on our property: It is a little late to help our property but it will be an improvement for the over all area.

Please include any additional comments you may have concerning this project. I feel they ~~they~~ should put up an 8 foot concrete barrier for privacy - also water drainage can be a concern in some areas

AK

Please submit comments by February 4, 2005 to the following:

Karen Bulman, Planner 1
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

Bulman Karen

From: Horton Patsy
Sent: Tuesday, January 25, 2005 3:47 PM
To: Bulman Karen
Subject: FW: Canyon Lake overlay zoning ordinance.

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

From: Henriksen, Inc. [mailto:henrikseninc@rushmore.com]
Sent: Tuesday, January 25, 2005 3:18 PM
To: transportationplanning@rcgov.org
Subject: Canyon Lake overlay zoning ordinance.

Reviewing the proposed ordinance it seems that the City is going to eliminate the development of this older neighborhood by making the ordinance so restrictive by adding the No. 9 requirement, which requires a planned residential development be attached to any multi-family project in the Canyon Lake Overlay Zoning District. By this requirement (No. 9) is almost impossible to develop a cost for the project until the PRD is completed and approved. The Builder/Owner/Developer can not finalize a cost until the PRD is approved and without a final cost established the lender will not guarantee the approval of the project. As you know everything is up for discussion for the approval of the PRD including the design of the proposed project. This would be subject to the neighborhoods, review committee, zoning board, and councils input as to the scale of the buildings, the exterior look of the buildings, as well as amenities planned for the facility. These items have a huge impact on the cost for a project and can often be the deciding factor on whether or not the project is built. This requirement is a sure way to stop development or improvement to the neighborhood and starts the beginning of the general decline of property values in the area. I do not believe that this is a good or necessary ordinance.

Lyle Henriksen
2211 Cedar Drive

Bulman Karen

From: Wright Jerry
Sent: Friday, February 04, 2005 11:23 AM
To: Bulman Karen
Cc: Elkins Marcia; Druckrey Cathy
Subject: Canyon Lake area study

I was not able to make the January 24, 2005 meeting at the Senior Center. I am opposed to any "strip zoning" along Jackson Blvd. that will diminish the "neighborhood unit" of the old Canyon Lake area. I have been a resident there since 1974 and see this area as one of the few remaining old neighborhoods with a school and a sense of community. I do not want to see that changed. If anything were to be done to improve the area, I would go for a neighborhood limited access plan, and begin to anchor the area as residential and also improve the environment and quality of life. I can share in detail my thoughts, but, at this time, I want to share with you my opposition to any zoning change as a means of changing the character of the "Avenue Area". Respectfully submitted, Jerry Wrigh

Bulman Karen

From: Druckrey Cathy
Sent: Friday, February 04, 2005 7:36 AM
To: Bulman Karen
Subject: Canyon Lake area -

Karen,

I want to forward my concerns about the proposed ordinance regarding the Canyon Lake area overlay. I would like to be sure that the ordinance include language to "not" allow any new commercial development to take place in the residential areas. For example, this would include "not allowing" any commercial development or rezoning at the end of all Avenues and Jackson Blvd.

The avenues are narrow and would not allow any additional traffic if they were rezoned to anything more than residential. The neighborhood is currently residential and includes nearby schools and in many cases no sidewalks for children to walk to and from school.

If you have any questions regarding my concern, please call me 343-0865.

Cathy Druckrey
Property owner
2007 Second Ave
Rapid City, SD 57702