

May 19, 2005

City of Rapid City Planning Commission
300 Sixth Street
Rapid City, South Dakota 57701

To the Members,

This letter is to make known my view on one item of the overlay zoning of the Canyon Lake area. That one item being that all projects except single family and duplex projects no matter if that project complies with all the overlay requirements be required to go through the planned development process before applying for a building permit.

In no other zoning district is a project required to go through a planned development process if it is complying with all of that district's requirements. This requirement overloads the building department, adds more time for the building permit process and requires more fees to be paid by the applicant. To single out one district is like adding an additional tax to all projects in that district and not to projects in any other district, a tax levied in an unfair manner.

If this process is being used to only notify the neighborhood that a building permit is being applied for on a site and that is how Karen Bulman has described it to me, there are more reasonable ways to do that.

One way would be to have a liaison person at the building department that would be able to answer questions from the public concerning building permit applications for their neighborhood. The public has a right to know if permits are being applied for but it is also the public's responsibility to seek out that information by their own initiative by calling the building department and asking the simple question. An individual such as Karen Bulman or someone else in the department could be designated to be that person.

Another solution could be that a sign similar to the Planned Development sign that is posted on a site during that process be provided for by the building department with a refundable fee to be posted on the sites indicating that a building permit application is being applied for.

Thank you.

Respectfully yours,

Robert Kent Kennedy

050A005

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

From: Sue Podoll [<mailto:dsue@rushmore.com>]

Sent: Monday, June 20, 2005 2:59 PM

To: transportationplanning@rcgov.org

Subject: Canyon Lake Overlay Zoning District

I whole heartedly support the Canyon Lake Overlay Zoning District. As a resident of the area, I can attest to the issues and challenges of living in an older neighborhood with narrow streets and few sidewalks. The area cannot support any more of the large multifamily dwellings without addressing the very basic infrastructure needs associated with cramming more people into a very limited space. We have streets within our neighborhood as narrow as 17' wide. In my opinion the city has already been lax if not negligent in it's disregard for public safety by allowing the construction of a 10 unit apartment building on Elmhurst which is a street of only 17' width or the two multifamily units that were built on Monte Vista, a street of only 24' width.

I believe the Overlay Zoning is a step forward in addressing those conflicts that pit the single family home owner against the "absentee landlord" or commercial developer whose only motive is the "almighty dollar" rather than the safety and character of existing neighborhoods. It is my hope that this overlay project can serve as a model for other neighborhoods throughout Rapid City.

Thank you,
Denise Podoll
3310 Harmony Lane
Rapid City, SD 57702