

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

RECEIVED

SEP 08 2015

Rapid City Community Planning
& Development Services

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.

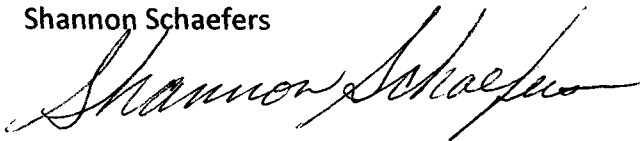
A second concern is the congestion of parking the Bed and Breakfast guests creates. Although the guests park in the drive way of 3414 Hall Street, Ms. Gilbert's car and that of her daughter's is regularly parked in the street, blocking access to the fire hydrant that could potentially be needed to save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

RECEIVED

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

RECEIVED

SEP 09 2015

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

RECEIVED

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

RECEIVED

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

RECEIVED

SEP 20 2015

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES