

20UR014

**From:** Jennifer Williams <[jmwags@gmail.com](mailto:jmwags@gmail.com)>

**Sent:** Tuesday, September 8, 2020 8:35 AM

**To:** Wolff Andrea <[Andrea.Wolff@rcgov.org](mailto:Andrea.Wolff@rcgov.org)>

**Subject:** Proposed Daycare on South Canyon

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Hello.

I live near the proposed daycare and support the grant of a CUP. I have school-aged children and need more childcare options, especially during COVID. I have read through the materials submitted by the proposed daycare and believe it has in place a thorough plan. While there will be increased noise and traffic, those impacts do not outweigh the benefits of this childcare option for surrounding families.

Thank you,

Jennifer Williams

20UR014

**From:** STEELE Karla <[ksteele@irby.com](mailto:ksteele@irby.com)>  
**Sent:** Tuesday, August 4, 2020 4:54 PM  
**To:** cpweb <[cpweb@rcgov.org](mailto:cpweb@rcgov.org)>  
**Subject:** File #20UR014

**CAUTION:** This email is from an outside source. Use caution before opening attachments, clicking links or providing confidential information.

Hello,

I am writing in regard to the Conditional Use Permit to allow a childcare center at 4703 South Canyon Road. My property is located at 4650 Capital Street which borders the property in question. Lot 24 Block 3 of Marcoe Heights No. 1

I am opposed to this being turned into a day care for a number of reasons.

South Canyon Road is a relatively busy road. The location of the driveway of this property has the potential to become dangerous and deadly. There is a slight curve and blind hill when you are traveling East on South Canyon Road. You cannot see the driveway to 4703 S. Canyon at all until you crest the hill at which point it is too late to slow or stop for anyone trying to turn into the property. In fact, I do believe someone was killed there in an accident a while back in this exact location. There is already a non-stop stream of traffic every day between the hours of 7:00-8:00 a.m. on this road. Adding another 50+ cars trying to turn there during that same time period is a disaster waiting to happen.

The way our properties are situated, the sound funnels down to us. Last week there were people looking at the addition on the back side of the building that is separating and in need of repair and I could hear every word they said while I was working in my yard. While I love kids, I work from home and the thought of having to listen to a bunch of kids throughout the day while trying to do my job puts me on edge just thinking about it. My office faces my backyard and that building and unless they never plan to let the kids outside – which in my opinion would be tragic in itself – there is no way to buffer us from this.

With the size of the building alone , I assume they plan for this to be a very large day care. I think it is entirely unfair to subject those of us who live in this neighborhood to the increase in both traffic and noise five days a week. It would be like living next door to a school. We picked this location because it is a quiet neighborhood – not to live next to a large commercial daycare. There are several large vacant buildings in Rapid City that are not in residential areas that would serve this purpose better.

I have watched various people come and go this past week, preparing to work on the property. In all honesty, I find it rather irritating that they are that confident that this is going to be approved before there has even been a hearing. It makes a person wonder if this process is just for show and the decision has already been made.

The traffic flow problem on that road alone should be reason enough for this to be denied.

Thank you for your consideration.

Karla Steele & Kirby Hedman  
4650 Capital Street  
Rapid City SD 57709  
605-280-9809

Full Name: Carla Cushman

Full Address: 5129 Pinedale Ridge Road

Meeting: Zoning Board of Adjustment / Planning Commission

Comment Type: Public Comment Agenda Item

Agenda Item (for comment on a specific item): CUP for childcare center

Comment: Our community is lacking in childcare availability, and families would benefit from a childcare center in the Pinedale neighborhood. The option for after-school care is also very needed. A childcare center is a terrific reuse of a church building in a way that serves nearby families.

I understand that neighbors shared traffic concerns at the last meeting. Please do not allow an anticipated increase in weekday traffic prevent this needed service from coming to our neighborhood. Many of the cars traveling during "rush hour" on South Canyon likely contain small children who may benefit from a more convenient daycare they can use (without increasing traffic). Houses along this street enter and back into the roadway during the busiest times. This street accommodates stacking on the road to Pinedale with little trouble. Please don't let neighbors' general concerns about traffic stop a valued and necessary neighborhood business.