

From: Wanda Weinreich [mailto:weinreich@rap.midco.net]
Sent: Monday, March 07, 2005 8:34 PM
To: marcia.elkins@rcgov.org; planning.commission@rcgov.org; councilgroup@rcgov.org
Cc: Big Sky Homeowners Assoc.
Subject: Rezoning

RE: Item #115

My name is Wanda Weinreich and my family and I live at 1423 Aurora Drive. When we bought our house in October 1999, we were told that the area behind our house was going to be developed as a commons area with a park-like setting. The plat that I received shows DeGeest curving to the NE almost immediately after the Avenue A and DeGeest intersection. This road would then intersect with Aurora Drive which curved to the NW 4 lots to the north of our house. The retention dam was to be on the NW side of the proposed DeGeest Dr. This is one of the reasons that we bought the house. We wanted our son to have a common area that he could meet his friends and stay off the streets. Now 5 years later, we have a retention dam that spills water into a ditch in the back of our house that is lined with wire baskets of rocks. These baskets hold stagnant water which has been positively tested for West Nile virus. The field is not maintained and is a consistent collection of construction trash and debris. Now, you want to change the zoning from non-use to low use. The changes that have occurred within this subdivision in the last 5 years were not what we were lead to believe would be the proposed development of this subdivision. We bought our home in good faith and now we are left dealing with the changes that have been made by "outside" individuals for monetary gain without the consideration of the homeowners that currently live in this area. We want to take pride in our home and the subdivision. Please don't take away the "proposed" park that was intended for our children and build homes. We already have children in the neighborhood that have no place to go so they skateboard down the middle of the streets. Use the area behind our home to build a park for skateboarding; plant grass so our children can play football, soccer fly kites and stay off the streets. I have noticed that other areas in Robbinsdale and on the West end have nicely developed parks for the families within the subdivision. Help to make our home some place that we can take pride in and give us a view worth enjoying not more homes.

Thank you for your consideration.

Sincerely,

Mickey and Wanda Weinreich
1423 Aurora Drive
Rapid City, SD 57703
605-393-8708

05RZ018

From: Sharon A. Wagner [mailto:bhgmsaw@rushmore.com]
Sent: Sunday, March 06, 2005 3:49 PM
To: planning.commission@rcgov.org
Cc: Sharon A. Wagner; dusty@rushmore.com
Subject: No. 05RZ018 Rezoning from No Use District to Low Density
Importance: High

I currently am residing at 4801 S Pitch Drive and have received notice of the possible rezoning of the land between Degeest and Aurora Street.

As a resident in this area, I do not want to see housing placed down into the area involved. I believe a Low Density Residential District in this area will affect the property value of the houses already existing.

I also believe that the drainage in this area needs to be addressed. We have not had a wet year to test the drainage through this area. The more development to the north of this area, will add to this drain field.

If anything were to be placed in this area, I believe it should be a park system for the children to play in.

Please reconsider the staff recommendation on the rezoning of this land.

Sincerely,
Sharon A. Wagner
4801 S. Pitch Drive
Rapid City, SD 57703

05RZ018

From: Ryan Mechaley [mailto:rmechaley@rushmore.com]
Sent: Monday, March 07, 2005 8:18 AM
To: Elkins Marcia
Subject: Re: Agenda item #115--big sky rezoning

This should put a majority of the concerns at ease. THANKS for the quick response!

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

From: [Elkins Marcia](#)
To: 'Sam Kooiker'; [Elkins Marcia](#)
Cc: [Ryan Mechaley](#); [Council Group](#); bhgmsaw@rushmore.com; [Big Sky Homeowners Assoc.](#)
Sent: Monday, March 07, 2005 7:37 AM
Subject: RE: Agenda item #115--big sky rezoning

Sam - This is a first reading only - treated as a set for hearing only. There are public hearings scheduled in front of both the Planning Commission and City Council that will follow. The request is for the rezoning of the detention cell property to a City zoning designation following the previous annexation. Unfortunately, someone started a rumor that this was being done to allow the developer to build homes on the site. That is not correct. A major drainage easement covers the detention cell and no structures are allowed in the area covered by the easement. This is simply a housekeeping item to complete the steps associated with the annexation. Most detention cells are zoned the adjacent residential zoning when located in a residential area. The drainage easements preclude the construction of structures. If the Council wishes to continue the first reading, they can do so. Staff is just trying to get some of these clean up items taken care of before the spring rush hits. Please let me know if you have any additional questions. m

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

From: Sam Kooiker [mailto:skooiker@rushmore.com]
Sent: Monday, March 07, 2005 6:34 AM
To: Elkins Marcia
Cc: Ryan Mechaley; Council Group; bhgmsaw@rushmore.com; Big Sky Homeowners Assoc.
Subject: Agenda item #115--big sky rezoning

Marcia, what's your understanding of this proposal? thanks

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

From: [Big Sky Homeowners Assoc.](#)
To: councilgroup@rcgov.org
Sent: Sunday, March 06, 2005 8:39 PM
Subject: Undeliverable: Agenda item #115

Councilmembers

There has been concerend addressed with residents of the Big Sky Homeowner's association in regards to agenda item #115 and the request for rezoning. I was out of town over the weekend and my email was littered with complaints regarding this proposed action. I would like to respectfully request a continuance on this matter.

A continuation would allow us to meet with the city to go over the specifics of the proposed action. I realize this is a short notice, however it is an

important issue that will be affecting several people. This is of great concern to people that currently live on the eastside of Degeest Drive and many of the residents there have prior commitments and will not be available to attend the meeting. I will be out of town in Pierre for the remainder of the week and will not be able to attend the meeting.

Anything you can do to assist us in continuing this item, will be greatly appreciated. I can be contacted at 391-5936.

Thank you in advance for your assistance

Ryan Mechaley, President
Big Sky Homeowner's Association

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

From: [Sharon A. Wagner](mailto:Sharon.A.Wagner@rcgov.org)

To: councilgroup@rcgov.org ; marcia.elkins@rcgov.org

Cc: [Sharon A. Wagner](mailto:Sharon.A.Wagner@rcgov.org)

Sent: Sunday, March 06, 2005 9:52 PM

Subject: Rezoning in Big Sky

I currently am residing at 4801 S Pitch Drive and have received notice of the possible rezoning of the land between Degeest and Aurora Street.

As a resident in this area, I do not want to see housing placed down into the area involved. I believe a Low Density Residential District in this area will affect the property value of the houses already existing.

I also believe that the drainage in this area needs to be addressed. We have not had a wet year to test the drainage through this area. The more development to the north of this area, will add to this drain field.

If anything were to be placed in this area, I believe it should be a park system for the children to play in.

Please reconsider the staff recommendation on the rezoning of this land.

Sincerely,
Sharon A. Wagner
4801 S. Pitch Drive
Rapid City, SD 57703

cc: planning.commission@rcgov.org

From: RC [mailto:dusty@rushmore.com]
Sent: Monday, March 07, 2005 10:26 AM
To: Elkins Marcia
Subject: Re: No. 05RZ018 Big Sky Sub Rezoning from No Use District to Low Density

Marcia,

Thanks for the reply and easing our concerns.

Ryan Cox

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

From: [Elkins Marcia](#)
To: '[RC](#)'; [Council Group](#); [Planning Commission](#); [Elkins Marcia](#)
Cc: [Bulman Karen](#); [Ficken Rise](#)
Sent: Monday, March 07, 2005 9:16 AM
Subject: RE: No. 05RZ018 Big Sky Sub Rezoning from No Use District to Low Density

[Dear Ryan and Vickie -](#)

The property is in the process of being rezoned as a result of the annexation of the property into the corporate limits of the municipality. There is a major drainage easement on the detention cell that precludes the area from being developed as home sites. The area is being rezoned to a residential zoning district as is common for detention cells located in residential neighborhoods. (By ordinance, the City is required to rezone the property from No Use District to an appropriate zoning district.) However, the easement precludes the construction of structures in the detention cell. I am not aware of any intention on the part of the City or the developer to develop the property and believe that the easement will preclude that action. I hope this information clarifies what is currently occurring and reassures you that no development of the detention cell is under consideration.

[Marcia Elkins](#)
[Growth Management Director](#)

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

From: RC [mailto:dusty@rushmore.com]
Sent: Monday, March 07, 2005 8:11 AM
To: councilgroup@rcgov.org; planning.commission@rcgov.org; marcia.elkins@rcgov.org
Cc: RC
Subject: No. 05RZ018 Big Sky Sub Rezoning from No Use District to Low Density

My wife and I are currently residents of 1392 Degeest Dr and have received notice of the possible rezoning of the land between Degeest and Aurora Street.

As a resident in this area, I support and encourage good orderly growth of housing. We and our association have never had issue with any developpe plans in this area, but this development is not logical for several reasons.

1. Developement would have to occur in the detention dam or on the rim of the dam that would support the run-off.

2. There is currently no access to the area, and if developed I can only see one possible access route. This route would be were there is currently a drainage ditch.
3. There is also only a single access off of Aurora to serve this planned developement and other development that has already started. This single access off of aurora would serve multiple houses, probably over the limit for a single access.
4. All houses sold in this area were sold with the understanding that the area was not going to be developed.
5. This area was also suppose to be a play area for kids with the possibility of turning it into a neighborhood park area.

Please consider leaving the zoning of this area as no-use or park/forest.

Sincerely,
Ryan and Vickie Cox
1392 Degeest Dr.
Rapid City, SD 57703