

**Springbrook Acres  
Water users Association  
P. O. Box 9182  
Rapid City, SD,57709-9182**

November 3, 2006

Mayor, City Council  
&  
Planning Commission  
300 Sixth Street  
Rapid City, SD 57701

**RE: CASE # O6RZO59**

To Whom It May Concern:

The Springbrook Acres Water Users Association Board of Directors would like to address some concerns regarding the above case:

- 1) We have no particular objection to the one dwelling unit/acre zoning. However, we would like to point out that due to topographical constraints, that some or all of the lots will have on-site waste disposal systems.**
- 2) Most importantly, we would like to remind both the Planning Commission and City Council that with the 14 lots on this project and the recently increased lots on the amended Villagio project plus the one existing house that the City's 'Rule of 40' has been attained. Therefore, the remaining 30+ acres will not be able to be developed until and unless there is a second access.**

The Springbrook Acres Water Users Associations Board of Directors would like to again remind the City that access across our Wildnerness Area (open space) and private streets will **not** be allowed.

Previous committments will prevent a representative of the Board of Directors from attending the Planning Commission meeting on November 9, 2006. However, a representative from the Board will be in attendance at the November 20, 2006 meeting.

Sincerely,

Springbrook Acres Water Users Association,  
Fred Weishaupl, President

06RZ059

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

**From:** DEM [mailto:aurorasunshine@rushmore.com]

**Sent:** Wednesday, November 08, 2006 4:28 PM

**To:** marcia.elkins@rcgov.org; karen.bulman@rcgov.org; deb.hadcock@rcgov.org

**Subject:** File# 06RZ059: Petition to rezone from Park Forest to Low Density Residential by Ab George, Jr.

Responding to a notice from the City of Rapid City re a Planning Commission meeting November 9th re the above file:

Because I may not be able to attend tomorrow morning's meeting, I would like to express some concerns that I have regarding this request for rezoning and the potential development plans of John Diedrichs and Kirk Wermager. A request for rezoning from Park Forest to Low Density Residential would substantially increase the number of houses the developer would be able to put on the property. Since there is now only one ingress-egress to the property, the 40-unit rule would apply.

As I understand it, a development plan has not yet been presented although the potential developers have indicated they would put one house per acre, for a total of fourteen houses. Those fourteen houses, added to the Villaggio development and Arlene Hamm Burr's home, would bring houses to a total of thirty-nine. With the 40-unit rule, my property would then be compromised for any future development.

There is also some confusion regarding the Contract for Deed under which the property was initially purchased, which I am now researching with my lawyer.

I hope the Planning Commission will give consideration to my concerns.