

----- 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 concern 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. Development 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