

From: evan hays <evanhays@hotmail.com>
Sent: Wednesday, January 26, 2022 9:56 AM
To: Brennan Kelly <Kelly.Brennan@rcgov.org>
Subject: Rezoning of 1539 Forest Hills Drive

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To whom it may concern:

I am in favor of the recommendation from the Department of Community Development to rezone 1539 Forest Hills Drive from Park Forest to Low-density Residential. I understand the emotional response that is coming from many of the surrounding neighbors. Change is never easy, especially when this lot has never been touched. However, I believe that rezoning should be allowed for the following reasons:

- We, the owners, are looking at only adding one more home to the 3 acre lot. We have no desire or legal ability to build 5 additional homes. According to 17.10.050 Area regulations, each low-density residential lot shall abut on a public street for a distance of not less than 25 feet. We only have approximately 67 feet of ROW for our entire lot. Therefore, we are only allowed to subdivide our lot into 2 separate lots. This means that we have no ability to "over-develop" our property. By only having 2 lots, 2 building sites, and 2 driveways, the land will not be over-affected nor should erosion be an issue. Also, having only 2 homes would not increase the traffic of this beautiful neighbor by more than one family.
- The main reason that we are applying for this rezoning is because the precedent has already been set. Apart from 1530 Forest Hills Dr, every other private piece of land within .85 miles of us is zoned as low-density residential (see attached). 26 pieces of property that directly touch Skyline Wilderness have been zoned and developed in the same way that we desire for our own. Many of them are close to or over an acre in size. Also, 1529 and 1519 Forest Hills Dr were once a single lot that was zoned as Park Forest (attached). They are now both Low-Density Residential. Before it was rezoned and subdivided, it was a part of the same covenant that we are in. If they were allowed to do this, why shouldn't we? Our hope in doing this is to allow another family to enjoy life in such a beautiful part of our city.
- Trimming - Due to many complaints about the way the forest has been handled, I feel the need to inform you of the reality of what is happening. The reason why we have been thinning the woods on our property is not only for construction purposes but for fire mitigation. This is what Rapid City Fire Department wants us to do. I have spend much time talking with Lieutenant Eric O'Conner. I say this now to inform you that even if we are not rezoned, the forest on our property will be maintained in the ways that have been determined best for the forest. This means that by limiting us to only one building, it doesn't mean that the forest will remain untouched. For nature to remain healthy, it must be maintained.

- Lastly, in terms of erosion and landslides, we have been continually consulting both the city engineers and private companies. For the drainage, the city approved a culvert that will allow for proper drainage during excessive wetness. For erosion, prior to buying the land, NTI, a local engineering consultant, drilled 20 ft down and took core samples (attached). They gave us the green light to build anywhere on our property.

Thank you staff and members of the building commission for taking the time to help us do what it best for the city that we love.

Evan Hays - owner of 1539 Forest Hills Dr