From: Carol Risdall < lorac@rushmore.com>
Sent: Wednesday, February 2, 2022 10:19 PM

To: cpweb < cpweb@rcgov.org > **Subject:** 1539 Forest Hills rezoning

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View from Petrified Wood Trailhead, Skyline Drive



From: Carol Risdall < lorac@rushmore.com>
Sent: Thursday, February 3, 2022 8:27 PM

To: cpweb < cpweb@rcgov.org>

Subject: Fwd: Rezoning 1539 Forest Hills Drive

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Sent from my iPad

Subject: Rezoning 1539 Forest Hills Drive

Dear City Council,

We live adjacent to 1539 Forest Hills Drive whose owner is asking to rezone from Forest Conservation zoning (one house per 3 acres or more) to low density (one house per approximately 6550 square feet). They have already flattened an area about 250 x 140 feet at the west end of the lot and dug a road up to the lot out of the side of a drainage easement ravine adjacent to our border.

We have lived at our house over 25 years and are quite familiar with rain drainage patterns between the lots and also drainage coming down from Skyline drive which is 200 feet above the bottom of the lot. The back of their lot is about 100 feet up in elevation from the bottom of the lot.

We have opposed rezoning because we are concerned about increased storm water drainage in light of the removal of at least 70 per cent of very mature and healthy Ponderosa Pine from a steep slope which has been shown to be clay with areas of potential pocketing of water.

What can you do to assure us that there will be adequate drainage control with the present major changes in the lot configuration? Can you guarantee that there will not be muddy water flowing down to West Blvd or over to our lot? Can you make certain there will be good slope stability if another 3000 square feet or more is cut out of a very steep clay slope with even more trees removed to build a second house. What will you to make sure there appropriate erosion control, especially in view of how busy our city has been in dealing with the explosive growth we are experiencing?

Thank you for your time and consideration.

Carol Risdall and Lawrence Lehr 1530 Forest Hills Drive Rapid City, SD 57701 605 388 9335 Cell 605 484 8820

Pictures of lot and looking towards lot before excavation of building lot and road

Carol Risdall and Lawrence Lehr 1530 Forest Hills Drive 605 388 9335







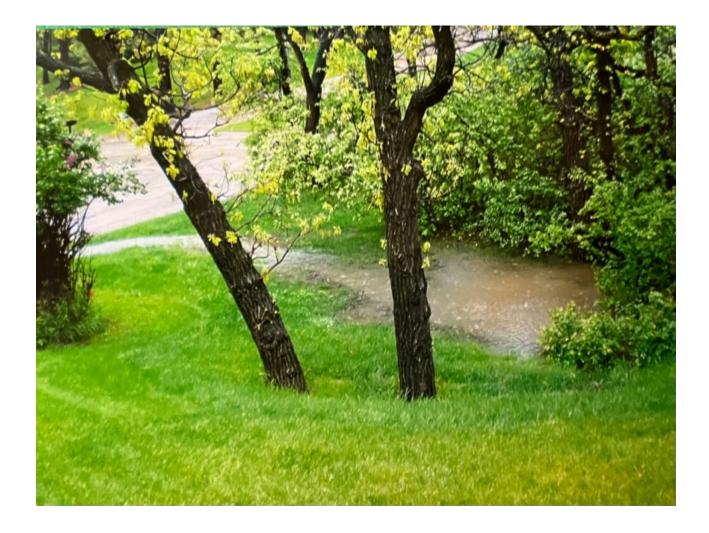


Storm water drainage June 2019 lots 1530 and 1539 Forest Hills Drive, RC

Carol Risdall and Lawrence Lehr 1530 Forest Hills Drive Rapid City 605 388 9335







Road excavation along border between 1539 and 1530 Forest Hills Drive, photos 1 and 2 and 3. Photo 4 looking east at lot which is dug out of lot, from Skyline Wilderness trail.

Carol Risdall and Lawrence Lehr







