

From: Jeff.Howe@AE2S.com
Sent: Monday, June 08, 2015 2:38 PM
To: Mayor's Office Group; Weifenbach Ron; Doyle Charity; Laurenti Steve; Nordstrom Ritchie; Lewis Chad; Wright Jerry; Scott Amanda; Roberts John; Drew Darla; Estes Brad
Subject: Lot Line Adjustment Process

Mayor & City Council Members,

Below is my response to Janelle Fink, President of Fisk Land Surveying and Dean Scott of DC Scott Surveyors, Inc. letters that they have written to the Public Works Committee, the Mayor, and Brett Limbaugh, Director of Community Planning and Development Services:

Dean/Janelle,

Thank you for drafting these letters for the Land Surveyors that are working within the City limits and have gone through the Platting and subdivision process. I would agree with both of you on this, and it is a shame that they would even consider, as Dean says "taking a step backwards". A point that I don't know if anyone has brought up yet is the added costs associated with the subdivision improvement requirement. It not only affects the private land owner that is trying to rectify a boundary line that isn't right, or has agreed with his neighbor that the line should be somewhere else, but also the added cost to the taxpayer because of added tasks to City personnel. I have been working with the Parks and Recreation Department lately to purchase some private land in the hopes of expanding some of the trail systems on Skyline Drive. We had talked with Vicki Fisher and everyone was in agreement that this project would meet all the criteria of the Lot Line Adjustment, only to have the rug pulled out from our plan, which will cost the City more money as well. I hope that the Public Works Committee will see that what they are doing is a mistake, and thank you to both of you, again, for drafting these letters.

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From: Britton Engineering <stevet_be@rushmore.com>
Sent: Friday, June 05, 2015 5:03 PM
To: Mayor's Office Group
Cc: Landeen Joel; Kooiker Sam
Subject: Lot Line Adjustment/Consolidation Plat procedure

Dear Mayor Kooiker,

It has come to my attention that the platting procedures for a Lot Line Adjustment/ Consolidation Plat has been abruptly and unilaterally modified without any public notification or ample time allowed for public comment. It is disconcerting, especially considering the public's continued concerns about government transparency and accountability, that a procedure is changed so "simply" without allowing for the public's input. I firmly believe that in a fair and equitable society both sides of an issue deserve a voice.

Sincerely

Steven O. Thingelstad, PE/LS
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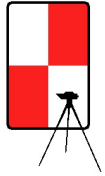
From: Jeff.Howe@AE2S.com
Sent: Monday, June 08, 2015 4:29 PM
To: Mayor's Office Group; Weifenbach Ron; Doyle Charity; Laurenti Steve; Nordstrom Ritchie; Lewis Chad; Wright Jerry; Scott Amanda; Roberts John; Drew Darla; Estes Brad
Subject: Lot Line Adjustment

All,

In a simple attempt to convey to my fellow Land Surveyors a project that is directly affected by the recent decisions regarding Lot line adjustments, I may have portrayed certain personnel in the planning department as being responsible for the decision to require the project I am working on with the Rapid City Parks Department to require the Preliminary Subdivision Plan route. My email was not intended to point fingers at anyone but rather state some frustrations that some of these decisions directly affect the land surveying community. I would like to state that my experience with the personnel at the Planning Department has been very enjoyable and they are extremely helpful during all projects that we are working with them on.

Regards,

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D.C. Scott
SURVEYORS, INC.

3153 ANDERSON ROAD
RAPID CITY, SD 57703
(605) 393-2400

June 5, 2015

Brett Limbaugh
Director of Community Planning and Development Services
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Dear Sir:

It has come to our attention that the procedure for submission of a Lot Line Adjustment / Consolidation Plat has recently been amended by your Department to include a requirement that **"all subdivision improvements must be completed or an Exception obtained to waive the subdivision improvement(s) prior to submittal of a Lot Line Adjustment / Consolidation Plat."**

As a service provider intimately acquainted with the preparation of this type of petition, we are troubled by this change in policy. In our estimation, the relatively new plat category of "Lot Line Adjustment / Consolidation" was created expressly to *avoid* the complication of certain developmental regulations. By requiring subdivision improvements in cases where a petitioner is trying to rectify misplaced property boundary lines, or reduce development density by merging properties, the City is taking a large step backwards.

For decades we were required to plead for the approval of variances to the steadily increasing list of subdivision improvements for some of the most minor of requests from the public. Time and again we watched as property owners with simple needs were discouraged or prevented from obtaining remedies due to the "one size fits all" stipulations of the Rapid City Subdivision Ordinance. By creating the category of "Lot Line Adjustment / Consolidation Plat", the City made a significant beneficial step towards removing various discrepancies in the City's infrastructure.

It is our strong opinion that placing this category of plat back into the mainstream of subdivision development applications is a mistake. Our concern is that this change effectively negates the category.

Section E of Chapter 16.08.100 states:

"The Director or City Council as applicable shall approve a consolidation plat or lot line adjustment plat if the plat and all supporting documents comply with the following approval criteria:

1. The adjustment does not increase the number of lots or parcels;
2. The adjustment does not alter a recorded easement without the prior approval of the easement holder;
3. The correction or revision will not create any nonconformities, or increase the degree of nonconformity of any existing structure or use; and
4. The street right-of-way locations will not be changed.

We are very interested in learning any reason for the additional approval criteria not covered in the Ordinance.

Thank you for your consideration,

Respectfully,
D. C. SCOTT SURVEYORS, INC.



Dean G. Scott, L.S.

c.c. Mayor's office
City Attorney's office