

From: Tracy Parris [tracyparris@starband.net]
Sent: Tuesday, March 07, 2006 6:37 PM
To: planning.commission@rcgov.org
Cc: deb.hadcock@rcgov.org; bill.okrepkie@rcgov.org; sam.kooiker@rcgov.org
Subject: Parital Correction of City's incorrect FH zoning on lot 5, Tittle Springs

Dear Planning Commission:

In accordance with RCMC 2.60.160.A. (comprehensive plan amendment) and RCMC 17.54.040.A. (zoning amendment), I request that the planning commission promptly institute and prosecute corrective CPA and rezone applications on behalf of the city to partially correct the city's incorrect FH zoning on lot 5, Tittle Springs.

I attached two exhibits from Britton Engineering for your use that specify the rezone of the boundary from the straight-line set in 1975 by Ord. 1522 to the 500-year floodplain boundary, as digitized on the survey from the FEMA FIRM.

This rezone/cpa will at least bring the City's FH zoning on lot 5 into compliance with the city's resolution.

The remaining compliance involving moving the FH boundary to the floodway boundary per the 1974 Floodway zoning ordinance (Ord. 1393) dispersed among RCMC chapters 17.04 and 17.28, will soon be sought by court order.

You may temporarily exhibit CPA and rezone signage on my property as needed. You may also contact me, preferably by email, for information as needed. However, this is a city correction I am not participating in. I simply provided the information (obtained at my expense) so the city couldn't continue to delay the correction beyond 31 years (since 1975) by claiming it didn't have the metes and bounds description to make the correction.

Thank you for your prompt attention to this matter.

Sincerely,

Tracy Parris
6201 Magic Cyn Rd
Rapid City, SD 57702
(605) 343-2128

Reference

17.54.040 A. "Application. . . . Amendments may be instituted . . . by the city's Planning and Zoning Commission."

2.60.160.A. "Application. . . . For amendments initiated by the city's Planning Commission, the applicant shall be the city."

"A Resolution Establishing a Rapid Creek Floodplain Policy," 1993, 1997, 2000, 2005. "When applying the Flood Hazard Zoning District to private property, the limits of the district shall match the boundaries of the 100 year hydraulic floodway on private properties downstream from the Chapel Lane Road bridge and the boundaries of the 500 year floodplain on all private properties upstream of the Chapel Lane Road bridge."