

-----Original Message-----

From: Rippentrop Kay

Sent: Monday, May 21, 2007 1:51 PM

To: Council Group

Subject: Building in Floodway - Margaret King 348-1510

Margaret King called today (5/21/) regarding the proposed building in the floodway. She asked that I forward her comments to all Council members - She has been advised that the City was looking at allowing building in the floodway - she lived here in 1972 and lost family members and is VERY opposed to any building within the floodway.

Kay

-----Original Message-----

From: Joyce Payton [<mailto:wilosprs@rapidnet.com>]
Sent: Tuesday, May 22, 2007 9:31 AM
To: planning.commission@rcgov.org
Subject: proposed development

Dear Planning and Zoning Board.

I am writting to you with great concerns of a proposed development along Hwy 44. This proposed development is in the flood plain, in the green parkway- which was created after the 1972 flood, in which many Rapid City Residents lost their lives and the ones who survived, were very traumatized that night. If I remember correctly, the families that had homes remaining in this floodway were forced to relocate and their homes were then removed. This was done for their safety, understandably so.

I ask you then, why would the city of Rapid City give the approval to build a 32 unit condominium complex in this same area along Rapid Creek? I understand the plan is to build up the soil so the property is then out of the flood plain. This 13' wall of dirt will not stop the water in case of a flood, it would only divert it. Then what? Who's life and property would be taken then? I see this as an obstruction to the open floodway that has already been created to handle large volumes of water if a flood should ever happen again.

This plan is not only dangerous. It is disrespectful to the families who lost their homes and lives in the flood of 1972. Additionally this sets a very ugly precedence of what is yet to come, building residential homes all along the way of the flood plain. Forgetting what happened June 9, 1972.

I ask you to consider this carefully. I'd like to see the promise that was made, kept.

Thank You

Joyce Payton
11515 Sheridan Lake Road
Rapid City, Sd 57702
343-2547

RECEIVED
MAY 17 2007
MAYOR'S OFFICE

Robert F. Corner
4780 Idlehurst Lane
Rapid City, SD 57702

RECEIVED

MAY 23 2007

May 16, 2007
Hand Delivered

Rapid City Growth
Management Department

The Honorable Jim Shaw
Mayor, City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Re: Request to Revise 500 Year Flood Plan
Rapid City, SD

Dear Mayor Shaw,

I am contacting you concerning a request by an adjacent property owner to revise the 500 Year Floodplain across Rapid Creek from my house.

I've attached correspondence I've sent previously to the City, County, and FEMA. I've received no response from FEMA to my questions and concerns about the affect of this revision on my home and property. Several thousand cubic yards of fill were dumped there after the first of the year, seemingly without FEMA approval.

I've now been informed that the Owner of this property has requested not only to revise the 500 Year Floodplain, but rezoning to Medium Density Residential and a Planned Residential Development.

It is my understanding that a 30 unit condominium development is being planned for this property, including five 46' tall buildings and over 50,000 cubic yards of earth fill.

The area in which this development is being planned currently consists of City-owned and privately owned land in the 500 Year Floodplain, and Park Forest zoned property with single family dwellings. The property under discussion is a fairly low, level field that sits between Rapid Creek and Highway 44. My home and property are adjacent to this parcel across Rapid Creek against a hillside on the outside of a bend in the creek.

I am adamantly against approval of this plan due to the increased potential for serious damage to my home and property, and loss of life, in the case of another flood similar to the one that occurred in this area in 1972. I lost a family member and our house in Magic Canyon was destroyed in that flood. Our family is not allowed to rebuild there because it is in the floodway, and I agree with those regulations. They were adopted to minimize property damage and loss of life in the event of another flood, and they should not be revised or lessened.

There is no question that this planned development and infill will adversely affect my home and property (including bridge access across Rapid Creek) in the event of another flood similar to the 1972 flood, as it will change the flow of floodwater toward my house and will increase the height and velocity of the floodwaters on my property. The 1972 flood caused significant damage to my property at 4780 Idlehurst Lane, as well as destroying adjacent houses.

My secondary concerns are:

- **The inappropriateness of such a development in an area of floodway and single family homes. This is "spot zoning" at it's worst.**
- **The devaluation of my property.**
- **Problems caused by increased vehicle traffic entering and exiting Highway 44 in a concentrated area.**

I appreciate you taking the time to review these concerns and look forward to receiving your response. Please feel free to contact me with questions. I'd be happy to forward photos of the area in question, or meet with you to look at the site, etc.

Sincerely,

A handwritten signature in black ink that reads "Rob Corner". The signature is written in a cursive, flowing style.

Rob Corner

**cc: Karen Gunderson Olson
Ward 3 Council Member**

**A RESOLUTION ESTABLISHING A
RAPID CREEK FLOODPLAIN POLICY**

WHEREAS the Army Corps of Engineers has, with the aid of the City of Rapid City Engineering Division, completed a re-evaluation of the Rapid Creek Floodplain through Rapid City; and

WHEREAS the re-evaluation established the limits of the 100 year hydraulic floodway and the new limits of the 100 year floodplain; and

WHEREAS a Floodplain Boundary Policy Committee was appointed by the Mayor on July 20, 1992, to review the City's policies on the management of the Rapid Creek Flood Hazard Area and formulate a recommendation for the Planning Commission and City Council to consider;

WHEREAS the Rapid City Planning Commission and Rapid City Council adopted this resolution on May 20, 1993 and June 7, 1993 respectively;

WHEREAS the Floodplain Boundary Policy Committee was reconvened by the Mayor on July 1, 1996 to review and clarify the previously adopted policy;

WHEREAS the reconvened Floodplain Boundary Policy Committee reviewed the previously adopted policy and recommended re-adoption of the policy with the minor clarifications and amendments;

WHEREAS the Rapid City Planning Commission and the Rapid City Council re-adopted this policy with revisions on February 20, 1997 and March 3, 1997 respectively;

WHEREAS the Floodplain Boundary Policy Committee was once again reconvened by the Mayor on July 24, 2000 to review and clarify the previously adopted policies;

WHEREAS the Floodplain Boundary Policy Committee has reviewed the previously adopted policy and finds that it is necessary to restrict the use of the 100 year hydraulic floodway to protect property and the lives of both residents and visitors to the community;

WHEREAS the Floodplain Boundary Policy Committee has identified appropriate city owned areas for festivals, carnivals and other temporary uses located outside the 100 year hydraulic floodway where special events may occur without significant risk to the public health and safety; and

WHEREAS the Floodplain Boundary Policy Committee recommends re-adoption of the policy with minor clarifications and amendments:

NOW, THEREFORE, BE IT RESOLVED by the City of Rapid City that the following policies be adopted to regulate the Rapid Creek Floodplain in Rapid City:

- The current requirements of the City of Rapid City Floodplain Development District and Floodway Zoning District not otherwise addressed under this policy shall remain the same;
- The Public Works Department shall install permanent pins and landscaping denoting the location of the 100 year hydraulic floodway boundary at the following locations: Canyon Lake Park, Sioux Park, Roosevelt Park, Memorial Park and at the New York

Street parking lot. This will assist park users and residents in identifying the boundary of the floodway.

- 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.
- When applying the Flood Hazard Zoning District to public property, the limits of the zoning district shall match the boundaries of the 100 year hydraulic floodway on public properties downstream from the Chapel Lane Road bridge and the boundaries of the 500 year floodplain on all public properties upstream of the Chapel Lane Road bridge.
- All proposed uses within the Flood Hazard Zoning District which involve a structure shall be reviewed under the Use on Review provisions addressed in Section 17.54.030 of the City of Rapid City Zoning Ordinance. The technical criteria for reviewing proposed projects on the public property within the Flood Hazard Zoning District shall be the standards for the 100 year storm event. It is the intent of the City to preclude the location of structures within the 100 year Floodway to the greatest degree possible. Camping shall be prohibited in the 100 year floodplain and the 100 year floodway.

Dated this 27th day of September, 2000.

ATTEST:
s/ James F. Preston
Finance Officer
(SEAL)

CITY OF RAPID CITY
s/ Jim Shaw, Mayor

ATTEST:

Mayor

Finance Officer

(SEAL)

CITY OF RAPID CITY

**Robert F. Corner
4780 Idlehurt Lane
Rapid City, SD 57702**

May 25, 2006

**Mr. Dion Lowe
Flood Plain Coordinator
City of Rapid City
300 6th Street
Rapid City, SD 57701**

**Re: Request To Revise
500-Year Floodway**

Dear Dion:

I have reviewed information sent to me by Bob Knecht pertaining to a request sent to FEMA and the City of Rapid City for a revision to the 500 year floodway at lot 1 Knecht Park Subdivision. I previously contacted you by phone to obtain information about this request.

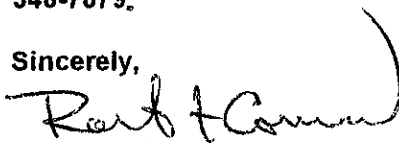
I have serious concerns about this requested revision since the area in question is situated directly across Rapid Creek from my home. My concerns include the following:

- What is the impact on my house and property in the event of another flood due to change in water flow?**
- How is the 100 / 500 year floodway boundary affected on my property (no information seems to be available at this time)?**
- What is the affect on valuation of my property?**
- Is a change in zoning planned in conjunction with the requested revision?**

It appears this requested revision will increase the potential damage to my home and property in the event of another flood in this area and increase the danger to my family. I lost a family member and our home was destroyed in the 1972 flood, and I don't wish to relive that experience.

I am opposed to this requested change in the Rapid City 500-year floodway unless these issues can be satisfactorily answered. Please feel free to contact me with questions at 348-7879.

Sincerely,


Robert F. Corner

Robert F. Corner
4780 Idlehurt Lane
Rapid City, SD 57702

May 25, 2006

Mr. Dan Carlson, Senior Flood Mgmt. Specialist
Federal Emergency Management Authority
Denver Federal Center, Bldg 710
Box 25267
Denver, CO 80225

Re: Request To Revise 500 Year Floodway
Rapid City, SD

Dear Mr. Carlson:

I have enclosed a copy of a letter I sent to the City of Rapid City concerning a request to revise the 500 year floodway at Lot 1 of Knecht Park Subdivision.

My home and my family are most directly affected by this request since my property is situated directly across the creek from the property for which the change is requested.

As the letter states, I am in objection to this revision unless the concerns I have are addressed satisfactorily. I believe the current regulations were put into effect for good reason to protect against further property damage and loss of life in the event of another flood.

Please feel free to contact me with questions.

Sincerely,


Robert F. Corner

Robert F. Corner
4780 Idlehurst Lane
Rapid City, SD 57702
605 348-7879

January 10, 2007

Ms. Marijo Camrud
Federal Emergency Management Agency
Denver Federal Center
Bldg. 710
PO Box 25267
Denver, CO 80225

Re: Case No.: 06-08-B054R
Community: City of Rapid City, SD
Community No.: 465420

Dear Marijo,

It is my understanding that you are the Consultation Coordination Officer for my area. I am contacting you regarding my concerns about the property adjoining my home that is in the 500 year floodplain as designated by FEMA.

I have a copy of the Property Owner's request to revise the FEMA map boundaries for this property. It is my understanding that this is in process and that a 90 day appeal period is part of the process. What is the current status of this requested revision?

I previously requested by certified letter (copy enclosed) specific information as to how my adjoining home and property would be affected by the revision being proposed to the 500 year floodplain in the event of another flood similar to the 1972 flood.

Since my request, a considerable amount of fill (1000-2000 cubic yards) has been deposited on the property in the last 5 days. My home and property are adjacent to this parcel on the far side of Rapid Creek against the canyon wall on the outside of a bend in the creek. There is no question this fill will adversely affect my home and property (including bridge access across the Rapid Creek) in the event of another flood similar to the 1972 Rapid City flood as it will increase the height and velocity of the floodwaters on my property. I can e-mail photos of the fill if you wish.

Is FEMA responsible for enforcement of regulations and management of the designated 500 year floodplain, including this issue? If not, what entity is?

I appreciate your anticipated timely response to this letter. As stated in my previous letter, I am opposed to this revision to the 500 year floodplain unless the questions I've raised are satisfactorily answered.

Sincerely,

Robert F. Corner

Enc.

cc: Mr. Dion Lowe, Rapid City Floodplain Administrator (HAND DELIVERED)
Ms. Jennifer Winters, Michael Baker Jr., Inc.
Mr. Dan Carlson, FEMA

**Robert F. Corner
4780 Idlehurst Lane
Rapid City, SD 57702
605 348-7879**

January 11, 2007

**Mr. Dan Jennissen
Pennington County Planning Director
315 St. Joseph St.
Rapid City, SD 57701**

**Re: Request to Revise 500 Year Floodplain
Rapid City, South Dakota**

Dear Dan,

I've enclosed a copy of a letter I sent to FEMA and the City of Rapid City stating my concerns about a proposed change to the 500 year floodplain on a piece of property adjoining my home.

This property is within the city limits, which you told me falls under the City's jurisdiction.

I am furnishing you this for your information and your files. Please contact me with questions.

Sincerely,

Robert F. Corner

-----Original Message-----

From: Munro, Jim [mailto:munro.jim@gmail.com]

Sent: Wednesday, May 23, 2007 10:43 AM

To: planning.commission@rcgov.org

Subject: Planned condominium Development

To: Planning commission members

I encourage you to vote to reject the requests for revision of the 500 year floodplain, the rezoning to medium density residential and the Planned Residential Development in Lot 1 of Knecht Park Subdivision, Sections 8 and 17, T1N, R7E, BHM, in Rapid City. Please consider such rejection based on the following two points.

1. Although the developers show that FEMA has approved their plan to raise the property out of the floodplain, the resulting floodplain will be narrower. This narrowing of the floodplain will result in higher velocities of any flood waters passing through the canyon, as well as a steeper gradient to achieve those velocities. i.e. The effect of the development will be to create a partial damming of the canyon, and will cause floodwaters upstream of the development to rise further than they otherwise would, thereby causing more of a threat to other properties in the canyon.
2. The requested change to medium density residential will have a negative impact on the values of surrounding low-density residential neighborhoods. It simply isn't fair to my family and other owners of these nearby properties to rezone this area. We purchased our home in the canyon knowing that the zoning would not allow development of multiple-family structures in the canyon. The three-story structures that are proposed in the current request will produce more traffic, and will raise the noise levels in the canyon, both from the increased traffic and by reflecting highway noise off the buildings up into our neighborhood.

Please vote to reject the proposals for development of the property along Jackson Blvd in Knecht Park Subdivision.

James M. Munro

5320 Normans Roost Rd.

Rapid City, SD 57702

605 721-6815

605 484-2282 (cell)

munro.jim@gmail.com

-----Original Message-----

From: Keith or Jan Catron [mailto:keithcat@rapidcity.com]

Sent: Wednesday, May 23, 2007 10:16 AM

To: mayorinfo@rcgov.org; CouncilGroup@rcgov.org; planning.commission@rcgov.org

Subject: Proposed Knecht Park Subdivision

Dear Mayor, Council Members and Planning & Zoning Commission Members,

We are writing to oppose changing the land use designation for Knecht Park Subdivision. Our interest in this issue is we are neighboring homeowners and frequent users of Braeburn Dog Park.

We oppose the change because we do not believe any residential development should be located in this area. It would not be safe. No matter what designation the City or FEMA chooses to make on paper, flash floods are unpredictable and can happen. This area was destroyed in the 1972 flood and the City & FEMA must remember the lessons learned 35 years ago.

This proposed change is in conflict with the City's policy of keeping structures out of the floodplain. The skeletal remains of home foundations in this area are a reminder of why there is a floodway in Rapid City. Don't disregard the memorial value of a land use designation that helps us remember the tragedy of the 1972 flood.

It would be very inappropriate for the City to allow a large development in an area of floodway and single family homes. Allowing a development this large on this site would set a precedent that the floodplain is open for business, as long as the developer can haul in a mountain of fill.

The people, that did not die in the flood of 1972, that used to have homes in this area were evicted or forced to sell their land because it was too dangerous to live there. What has changed?

Sincerely,
Keith & Jan Catron
5873 Magic Canyon Road
Rapid City, SD 57702
605-342-3864