

To: Council Members
From: Rick Kahler, Manager, Kensington Heights, LLC
Re: Kensington Heights 40 unit rule variance request

Dear Council,

I've been asked to clarify a couple of issues regarding my variance request to the 40 unit rule which will come before you.

To summarize, our original plan was to extend Fieldview Drive to complete a 'loop', connecting Elm Street with Parkview. This would have added around 18 lots to the subdivision.

Our revised request is to extend Davin Drive to connect with Fieldview. This would add an additional 8 lots to the subdivision. This would complete a loop within the current subdivision, but not provide access to Parkview.

The reasons for my variance request are economics and safety. With the uncertainty of the base and the sharp drop in building activity, it just isn't prudent to extend Fieldview at this time. By taking a secondary step and extending Davin Drive to connect with Fieldview, we not only decrease the capital contribution, but we will also make the subdivision a little bit more accessible and safe by completing a loop within the subdivision. By extending Davin Drive, rather than having two dead end streets if no further development is undertaken, we will at least have a continuous loop. I think this makes the subdivision a little safer in the event of a street being blocked away from the Elm Street access, it gives residence a second way out.

I've been asked to point out that this is a one time request. We will not be asking you for another variance, as the next extension will be to extend Fieldview to loop with Parkview.

I've also been asked to clarify that Kensington Heights is not building any of the houses in the subdivision. We are just developing the land.

I would appreciate your support in granting this variance. I believe by connecting Davin Drive to Fieldview today, rather than waiting until the economics warrant continuing with the original plans, it will be a win/win for the residents of Kensington and Kensington Heights, LLC

Best Regards,

Rick Kahler

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