

Plum Creek Development, LLC
2655 So. Valley Drive
Rapid City, SD 57703
Ph: 605.393.3392
December 7, 2005

Dear Mayor, Council, Growth Management:

In order to keep you informed of our position on the issues affecting our project, we would like to advise you of the factors that must be included in any discussions involving the realignment of Minnesota Street.

It's our understanding that long-standing city policy requires the concurrence of all affected owners when a Major Street Plan amendment is proposed. We already have a preliminary plat (approved by the city) for this location, and it would have to be changed by any proposed realignment. A realignment would result in the cost of an additional 800 feet of Minnesota Street on our land, plus the cost of changing plans and going through new approvals. Plum Creek has already paid for a secondary access on South Valley Drive (one mile, without any financial assistance) and will have to pay for another when we connect to the new by-pass. We are currently discussing the Minnesota Street realignment with the Zandstras, plus several other issues that must also be solved, or the project will not move forward. We are seeking a comprehensive agreement that will satisfy our current homeowners, the Zandstras and our needs.

As we have advised you on previous occasions, Plum Creek is not being allowed to discharge the historic water flows (600 cubic feet per second, reduced to 40 cubic feet per second) from our property. Plum Creek has never agreed to become a regional storage area for storm water control, and yet several acres of land would be required to hold the unwanted water created by this restriction. This also forces restrictions on water flowing into the Plum Creek property. The adjacent land owner would like us to accept higher flows coming into our land than we are legally responsible for and wants us to pay the cost of detention ponds and piping to handle these excess water flows. Obviously we can't accept detention ponds on our property to control storm water from upstream owners. Nor can we pay the entire cost of large diameter storm pipes (one would be six feet in diameter). These facilities are typically a shared cost among the owners contributing to the problem. A comprehensive agreement will resolve this problem.

There is also the issue of several hundred feet of overhead electric transmission line that must be addressed. The power line will be moved either once or twice, depending on the agreement reached between the property owners prior to the grading. Another issue is a fence that must be removed prior to grading, and whether the fence should be replaced. A comprehensive agreement will resolve these problems.

Plum Creek appreciates the city's commitment to opening the area for development and providing additional access for current residents. We also believe the best way for the Minnesota Street alignment to occur is to allow the negotiations that are underway to be completed. We have met with the Zandstra's several times and provided them with a plan to solve all of the above questions. We are currently awaiting their response.

We would respectfully remind the city that the instructions we were given included the construction of Fieldstone Drive, and short segments of the Frontage Road and Minnesota Street. The only issue remaining within that context is a Tax Increment District request for costs associated with the intersection of Minnesota Street and the SE Connector.

Please be assured that we have been diligently working with our neighbors to solve these problems. We have placed suggestions on the table for their review and are waiting for their response. We certainly hope the Plum Creek project will move forward.

Thank you for your consideration of these issues.

Ray Elliott and Gene Johnson,
Plum Creek Development, LLC