



**PLAINS**  
**ALL AMERICAN**

June 18, 2007

Planning and Zoning Members  
City of Rapid City  
Rapid City, South Dakota 57703

Dear Planning Commission Members,

I am writing in regard to the proposed Copperfield Vistas development.

As the preliminary plat is proposed for this development, our high pressure petroleum pipeline runs through approximately 20 of the proposed residential lots. We feel that it is a bad practice to develop residential lots on top of our pipeline.

Public safety is our first concern. In the unlikely event of a release of product, having the pipeline in residential back yards creates a much greater risk to public safety than if the pipeline were located in back of the lots. Furthermore, having the pipeline in back yards makes it exponentially more difficult to monitor and maintain the pipeline. As per our Conditions of Development, we do not allow residential fences or buildings on our 50 foot easement. For example, storage sheds, decks, dog runs, or anything else of this nature would not be allowed on our easement. Department of Transportation rules do not allow any buildings to be within 25 feet of a pipeline, and if any building is between 25 and 50 feet from pipeline, the pipeline must be at least 48 inches deep, which it currently is not.

As development continues in this area, we feel that allowing residential lots to be developed on our pipeline easement will set a bad precedent for future developments in the area.

In an effort to maintain the integrity and security of our pipeline, we have proposed moving this section of our pipeline to the east side of the property, which would put the pipeline corridor behind the lots, allowing an area for a bike and walking path.

At this point, no agreement to move the pipeline has been reached. I would ask that the plat for this development not be approved by either the Rapid City Planning Commission or the Rapid City Council until an agreement has been reached to the satisfaction of all parties involved.

Sincerely,

James L. Papstein  
District Manager  
Plains Rocky Mountain Products Pipeline

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JUN 19 2007

Rapid City Growth  
Management Department