

**Elkins Marcia**

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**From:** Joel.Jundt@state.sd.us  
**Sent:** Monday, March 31, 2008 5:15 PM  
**To:** Elkins Marcia  
**Cc:** Dominicak Bob; Fisher Vicki; Hanks Alan; Daniel.Staton@state.sd.us  
**Subject:** RE: Temporary Access to Plum Creek

Marcia,  
I visited with Vicki about this and explained to her that we are not in agreement with this language.

We are not in favor of doing any exceptions. The road/connection must be built prior to any final platting being approved.

Let me know if you need to discuss.

*Joel Jundt*  
*RC Operations Engineer*  
**(605) 394-2244**  
**joel.jundt@state.sd.us**

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

**From:** Elkins Marcia [mailto:Marcia.Elkins@rcgov.org]  
**Sent:** Friday, March 28, 2008 7:47 AM  
**To:** Jundt, Joel  
**Cc:** Dominicak Bob; Fisher Vicki; Hanks Alan  
**Subject:** FW: Temporary Access to Plum Creek

Joel - This is the language that has been used for several years relative to additional platting in Elks Country and Plum Creek. With the exception of one constructed townhouse site that they allowed to be split to convey the two structures - they have not approved any exceptions for the past 3-4 years. I just wanted to make sure that this language is acceptable to SDDOT as we have another plat pending. We will be discussing this issue with the Public Works Committee on Tuesday - so any comments prior to that time will be appreciated. Thanks. m

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**From:** Fisher Vicki  
**Sent:** Wednesday, March 26, 2008 12:23 PM  
**To:** Elkins Marcia  
**Subject:** FW: Temporary Access to Plum Creek

Marcia,

The following is the language typically included in the plat review and approval process for Plum Creek and/or Elks Country Estates.

Prior to Preliminary Plat approval by the City Council, an Exception to allow 357 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual shall be obtained or prior to submittal of a Final Plat application, a contract shall be awarded for the construction of a street connection to the Southeast Connector and surety posted for the improvement;

Please forward as needed to confirm that the SDDOT agrees with the language.

Thanks,  
Vicki

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

3/31/2008

**From:** Joel.Jundt@state.sd.us [mailto:Joel.Jundt@state.sd.us]  
**Sent:** Tuesday, March 25, 2008 8:37 AM  
**To:** Elkins Marcia  
**Cc:** Hanks Alan; Ellis Robert; Dominicak Bob; Fisher Vicki; Heller Monica; Landeen Joel; Green Jason; Daniel.Staton@state.sd.us  
**Subject:** RE: Temporary Access to Plum Creek

Marcia,

Thanks for following up. Yes, our intent of the restriction was to limit any platting of additional lots within the development of the properties in question until construction of Minnesota Street (or a secondary access) takes place. Sorry for the confusion.

In regards to the status, it is our desire to meet with you folks in the month of May if this issue has not been resolved by then.

Thanks.

Joel Jundt  
RC Operations Engineer  
(605) 394-2244  
joel.jundt@state.sd.us

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

**From:** Elkins Marcia [mailto:Marcia.Elkins@rcgov.org]  
**Sent:** Tuesday, March 25, 2008 8:00 AM  
**To:** Jundt, Joel  
**Cc:** Hanks Alan; Ellis Robert; Dominicak Bob; Fisher Vicki; Heller Monica; Landeen Joel; Green Jason; Staton, Daniel  
**Subject:** Temporary Access to Plum Creek

Joel

Thank you for the conversation last night clarifying terms of the temporary break in control of access at Willow Bend Road. As we discussed, the City has no legal ability to deny building permits for previously platted properties; however, the City Council has repeatedly placed a requirement on all preliminary plats that prior to the platting of any additional lots, the contract must be let for the construction of the Minnesota Street connection or another secondary access (other than Jolly Lane.) It is my understanding from our discussion that you are in concurrence with this requirement and understand the legal limitations that preclude the City from limiting the issuance of building permits for previously platted lots.

Further, you should be aware that the Assistant City Attorney is continuing to review revisions to the developers agreements with both the Plum Creek Developer and the the Zandstra/Elks Country Meadows developers addressing the construction of the second access. Assistant City Attorney Landeen met with the Mayor, Bob Dominicak and I late yesterday afternoon to review the developers proposals. I share this information with you to confirm the City's commitment and continued efforts to move this project forward.

I look forward to receiving your e-mail confirmation of this message. Thank you for your coordination and cooperation. m