

**PLUM CREEK DEVELOPMENT LLC
2655 SOUTH VALLEY DRIVE
RAPID CITY, SOUTH DAKOTA
605 343 3392**

August 25, 2006

Growth Management
City of Rapid City

Sir,

The attached application for preliminary layout for Phase II at Plum Creek is the third layout that has been submitted to your department. The first layout was approved in 2000. The first was not initiated because our builders asked for different sized lots, and a subsequent layout was applied for and approved in 2002. Additional delays were experienced and when construction was initiated in 2004, we were advised by Growth Management that our two year building period had expired and that we could not build additional lots until we had completed a new secondary access.

Growth Management was informed that we had an agreement with the city council that permitted one hundred fifty four home sites to be built before a secondary access was required. Growth management refused to acknowledge this agreement. This agreement was reached with the city council in the year 2000 in return for building a paved road for two miles between the Elk's Country Estates and Fairmont Street on South Valley Drive. This road was required by Elk Country Estates as a secondary access. We were not compensated by the city or Elk's Country Estates for this road. We also were required to build a dam that restricted the historic water flow leaving our property by ninety three percent (from 600 cubic feet per minute to 40 cubic feet per minute). This was not discussed with us and we did not know that it was intended to benefit our neighbor who had learned from our storm water study that historic flows would flood the golf course and homes built on the golf course.

We were then told by Growth Management that our neighbor wanted to re-align Minnesota Street and that this would require another change in our previously approved preliminary layout. We indicated our disagreement and that this would void our new layout. It would also create the additional expense of building eight hundred feet of Minnesota Street on our southern boundary, which would be of no benefit to our property. In a meeting with Marcia Elkins, Bob Rothermill and I, we were assured by Ms. Elkins that this would violate city policy and that no change in Minnesota Street would occur without our specific approval. The city council then voted to approve the realignment without our approval.

The attached application does not show Minnesota Street because we object to this realignment. This application also is based on the restricted historic water flows. Historic flows are now reduced coming into our property and it is essential that any

development such as the recently proposed road for Elk Meadows going to Creek Drive, be changed to restrict water flows coming into our property from the south and from the west. A recent rain of almost two inches in one hour caused sufficient water to enter Plum Creek from the south that would have flooded the new Phase II (application attached). Additionally, this rain would have flooded the new intersection of Minnesota Street and the Southeast Connector if it had been completed with the reduced water flows. A review by our engineers has indicated that Dream Design has ignored the requirement for reduced historic water flows. It is imperative that this water be reduced now because it threatens both Phase II and our future development of the Minnesota Street, Southeast Connector intersection.

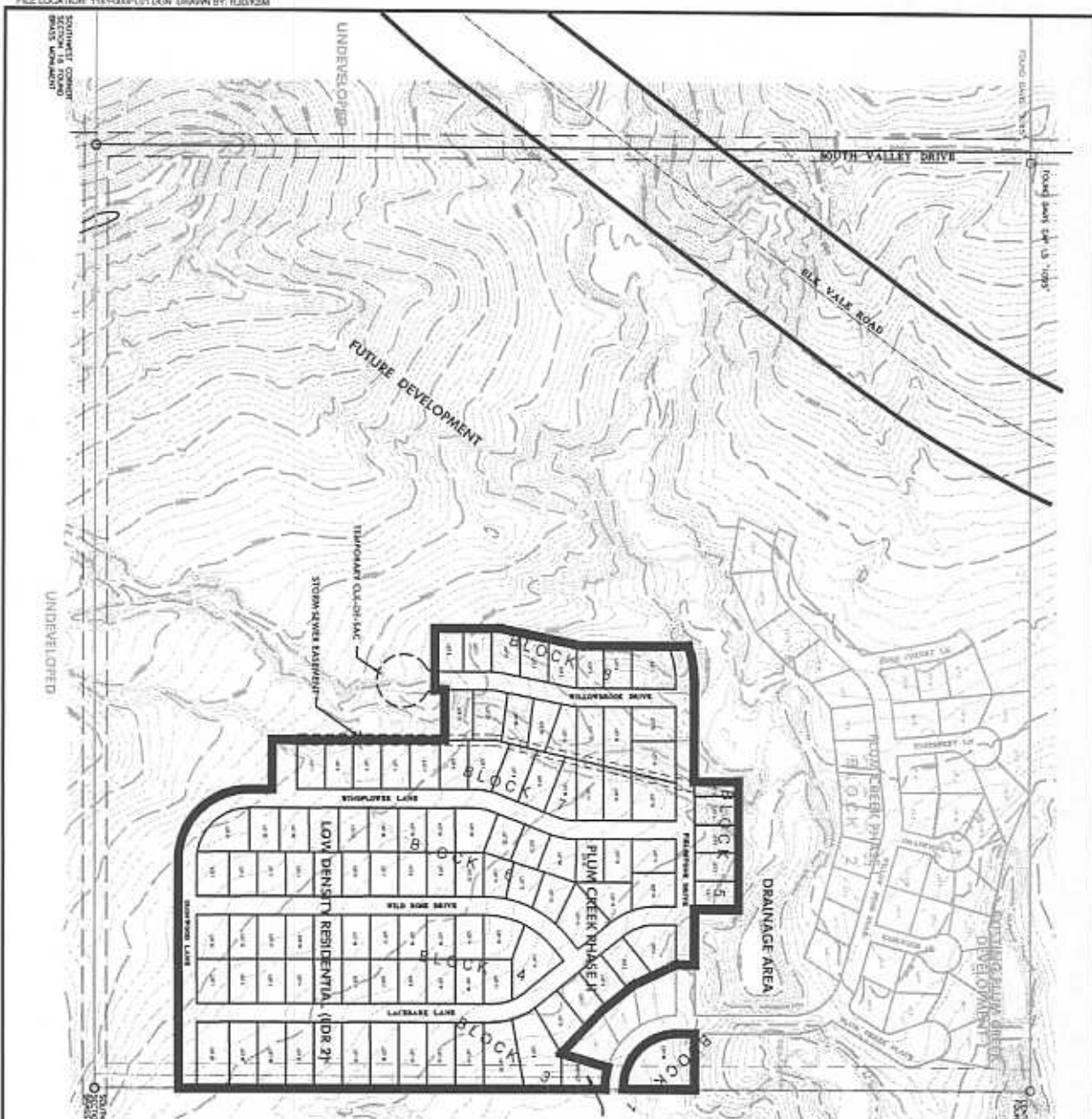
Plum Creek has not been allowed to build for three years. Elk Creek has never stopped building. A copy of the agreement with the city council (Council minutes dated March 6, 2000) for a total of one hundred and fifty four home sites is attached. We request our application be processed on a timely basis.



Ray Elliott
Manager
Plum Creek Development, LLC

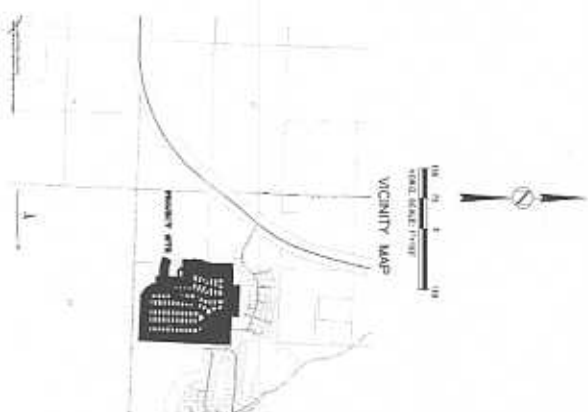
Copies: Mayor, City Council, Planning Commission, Dept. of Transportation

FILE LOCATION: 111-000101.DGN DRAWN BY: RJL/KSM



PLUM CREEK SUBDIVISION
 PLANNED LAYOUT PLAT OF LOT 20 OF BLOCK 1, LOTS 4 THRU 20 AND
 SIGN LOT OF BLOCK 2, LOTS 1 THRU 20 OF BLOCK 3, LOTS 1 THRU 5
 OF BLOCK 4, LOTS 1 THRU 21 OF BLOCK 5 AND LOTS 1 THRU 22 OF BLOCK 7,
 LOTS 1 THRU 9 OF BLOCK 8 AND WILLOWBROOK DRIVE RIGHT-OF-WAY,
 WILLOWBROOK DRIVE RIGHT-OF-WAY, EDGEBLANK DRIVE RIGHT-OF-WAY,
 LA SALLE DRIVE RIGHT-OF-WAY, WILD ROSE DRIVE RIGHT-OF-WAY,
 LOTS 1 THRU 21 OF BLOCK 2, EDGEBLANK DRIVE RIGHT-OF-WAY,
 LOCATED IN THE SW 1/4 IN SECTION 16 T14N, R8E, B14W
 RANGE 01E, SOUTH DAKOTA

ELK COUNTRY
 ESTATES
 DEVELOPER/OWNER: PLUM CREEK DEVELOPMENT, L.L.C.
 2655 VALLEY DRIVE
 RAPID CITY SOUTH DAKOTA



REVISIONS NO. DATE BY 1 OF 1	JOB NUMBER: 05140100 DATE: 06/20/08	PENNINGTON COUNTY, SOUTH DAKOTA		MICHELLE JO - CAD/DRAWING - 605-710-1100 TERRY WALKER - 605-710-1101 TY BURKE - 605-710-1102 www.envisionengr.com
	PLUM CREEK PHASE II SW 1/4 SECTION 16 T14N, R8E, B14W			

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DEVELOPMENT SERVICES CENTER

Growth Management Department
City of Rapid City

300 Sixth Street, Rapid City, SD 57701-2724

Phone: (605) 394-4120

Fax: (605) 394-6636

Web: www.rcgov.com

APPLICATION FOR DEVELOPMENT REVIEW

REQUEST (please check all that apply)

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Plat - Layout | <input type="checkbox"/> Subdivision Variances |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Plat - Preliminary | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Plat - Final | <input type="checkbox"/> C.U.P. Major Amendment |
| <input type="checkbox"/> Initial-Final Plan <input type="checkbox"/> Major Amendment | <input type="checkbox"/> Plat - Minor | <input type="checkbox"/> Vacation of Easement |
| <input type="checkbox"/> Planned Development Designation | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Vacation of R.O.W. |
| <input type="checkbox"/> OTHER (specify) | <input type="checkbox"/> Road Name Change | <input type="checkbox"/> 11-6-19 SDCL Review |

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING

Southwest Quarter of Section 16, Township 1 North, Range 8 East, BHM
Pennington County, Rapid City, SD

PROPOSED

Subdivision of Parcel into 106 Additional Residential Lots

LOCATION

South of Fieldstone Drive and Willow Bend Road, Rapid City

Size of Site-Acres 36.2 Ac. (Ph 2) Square Footage Proposed Zoning LDR2

DESCRIPTION OF REQUEST

Review of the Revised Layout Plat for Phase 2 of Plum Creek Subdivision

Utilities

Water

Sewer

APPLICANT

Name Plum Creek Development L.L.C. Phone (605) 343-3392
Address 2655 South Valley Drive Fax (605) 348-9472
City, State, Zip Rapid City, SD 57703

PROJECT PLANNER - AGENT

Name enVision Design, Inc. Phone (605) 34249470
Address 706 West Boulevard Fax (605) 342-2377
City, State, Zip Rapid City, SD 57701

OWNER OF RECORD (if different from applicant)

Name _____ Phone _____
Address _____ Fax _____
City, State, Zip _____

Property Owner Signature	Date	Property Owner Signature	Date
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Signature: <u>Ray Elliott</u>	Date: <u>8/25/06</u>	Signature:	Date:
Print Name: <u>Ray Elliott</u>		Print Name:	
Title*: <u>Operating Manager</u>		Title*:	

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

ZONING	
Current	
North	
South	
East	
West	
Planner	
File No.	
PIN No.	
Comp Plan	

- | | |
|--|---|
| <input type="checkbox"/> Engineering | <input type="checkbox"/> County Highway |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> RV Sanitary District |
| <input type="checkbox"/> Traffic Engineering | <input type="checkbox"/> Auditor (annex) |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Police |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> City Attorney |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> City Code Enforce |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> County Code Enforce |
| <input type="checkbox"/> ESCC | <input type="checkbox"/> Register of Deeds |
| <input type="checkbox"/> County Planning | <input type="checkbox"/> Future Land Use |
| <input type="checkbox"/> County Fire | <input type="checkbox"/> SD DOT |

- | |
|---|
| <input type="checkbox"/> BHP&L |
| <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> GIS (Final Plats ONLY) |
| <input type="checkbox"/> Other: _____ |

SPECIAL ROUTING INSTRUCTIONS:

DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

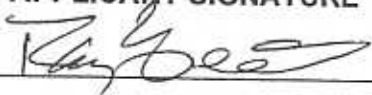
300 Sixth Street, Rapid City, SD 57701-2724

Phone: (605) 394-4120

Fax: (605) 394-6636

Web: www.rcgov.com

**LAYOUT
PLAT
CHECKLIST**

	APPLICANT		STAFF
<input checked="" type="checkbox"/>	Complete Application Submitted		<input checked="" type="checkbox"/>
	Vicinity Sketch (Scale 1" = 800')		
SITE PLANS MUST INCLUDE THE FOLLOWING INFORMATION			
<input checked="" type="checkbox"/>	Boundary Lines of the proposed subdivision		
<input checked="" type="checkbox"/>	Location of all streets within the Subdivision Boundary		
<input checked="" type="checkbox"/>	Topography at five-foot Contour Intervals		
<input checked="" type="checkbox"/>	Adjoining Development: property lines, roads and watercourses		
<input checked="" type="checkbox"/>	Name of Subdivision or other identification		
APPLICANT SIGNATURE		DATE:	STAFF SIGNATURE
		8/25/06	
		DATE:	