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April 5, 2006

Ms. Marcia Elkins
Planning Director
City of Rapid City
300 Sixth Street
Rapid City, SD 57701-2724

VIA E-MAIL

Re: Planning Commission Meeting Tomorrow
Agenda Items 28 and 29

Dear Marcia:

On behalf of our client, Plum Creek Development, LLC, I have the following comments concerning agenda Items 28 and 29 at tomorrow's Planning Commission meeting. While we still have concerns about the realignment of Minnesota Street, the realignment of the Mossberg intersection and the deletion of the extra street are not of concern and we would not oppose them.

Nor do we have any opposition to the staff's recommendations regarding the temporary access road aligning with Creek Drive. But we do have one caveat. No building permits should be granted until construction of the temporary access and the link to Elk Vale Road. If the temporary access through Creek Drive were just a fiction, Willow Bend Road would be in actuality the used secondary access. There are complaints about the increase in traffic on Willow Bend and we would not want to see it increased. As you know, we believe that the easement from Willow Bend Road to Elk Vale Road is

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temporary and private. We have not closely monitored its usage on the assumption that it would logically be used only by those for whom the easement is intended. If traffic were to increase substantially, the resulting complaints from Plum Creek Development residents may force us to do a better job of that.

Thank you for your attention to our concerns.

Sincerely,

CADWELL SANFORD DEIBERT & GARRY LLP

A handwritten signature in black ink, appearing to read "S. Sanford". The signature is written in a cursive, slightly stylized font.

Steven W. Sanford

SWS/gl