

These comments are based upon our review of the Planning Commission Meeting Agenda for Thursday, September 21, 2006, particularly Items 37 and 36 for Elysian Heights/Harley Taylor). These comments reaffirm our previous comments over the last few years regarding Red Rocks Meadows and Red Rocks and now Elysian to ensure maximum access to our land.

As you know, Selador Ranches, Inc owns Sections 19, 20 and 560 acres in Section 30 which is generally located west of Carriage Hills, the Lage development to the south and the Taylor family property. Selador Ranches has been owned by the Borgmeyer family since the 1950s and remains an undeveloped parcel used as a working cattle ranch. Our family is quite aware that this ranch is almost completely surrounded by developments to the east and south while access is not possible from the north or west.

The existing family ranch, and certainly any other prospective use compatible with our neighbors' chosen uses, requires extensive access and efforts to maximize that access. Consistent therewith, Selador Ranches, Inc. did submit an Amicus in support of Rapid City's position on the open section line south of the Taylor property and the South Dakota Supreme Court (which is one of the attachments to the Planning Agenda) agreed with us.

Another attachment shows a map with a handwritten overlay showing two apparently deadend roads from Carriage Hills Road to the north.

We believe that Carriage Hills Road should be extended in its entirety south to the open section line as determined by the South Dakota Supreme Court. This would give complete public road access to the "four corners" where Red Rock, Red Rocks Meadow, the Taylor family, and Selador Ranches meet.

If we can provide you with any additional information or input, please contact me.

Bob Borgmeyer, President, Selador Ranches, Inc.

9/20/2006