

03SR025

RECEIVED

APR 25 2003

Rapid City  
Planning Department

Selador Ranches, Inc.  
8734 Sheridan Lake Road  
Rapid City, SD 57702  
(605) 342-0927, borgsinsd@aol.com  
Admin: 6770 North Longfellow Drive  
Tucson, AZ 85718-2420  
(520) 529-7441, borgsinsaz@aol.com

April 20, 2003

Mr. Scott Anderson, Director  
Pennington County Planning Department  
315 St. Joseph Street (605) 394-2186  
Rapid City, SD 57701 FAX 394-6016

Dear Mr. Anderson:

The purpose of this letter is 1) to acquaint the County Board of Commissioners and Staff with Selador Ranches; and 2) to express our comments regarding the proposal by Red Rock to vacate two section lines abutting our property.

Selador Ranches has 2 family-owned/operated ranches in Pennington County.

1) The Holmes ranch is located immediately north and east of the Deadwood Avenue area which was recently involuntarily annexed into Rapid City. This ranch consists of 2707.5 acres, with 779 acres in Pennington and 1,928.5 acres in Meade County along Box Elder Creek and extending northeast to Haines Ave.

2) The Suckow ranch is located immediately north and east of Red Rocks Estates both of which are now in Rapid City. This ranch consists of approximately 1,920 acres stretching from Carriage Hills west to the Black Hills National Forest.

During the approximately forty-five years of our ownership of these ranches, we have never sold, platted, or developed any of these ranches. We have no foreseeable intention of doing so, notwithstanding the challenges of contiguous residences, golf course, real estate taxation, annexation, and particularly government land-use decisions.

On Thursday, April 17, 2003, I received from Red Rocks a "blue print Layout Plat" for their Phase IV & III-BB which includes the vacation of two section lines contiguous to our ranch and the construction of a road on a part thereof, all of which require approval of the County Board of Commissioners per SDCL 11-6-19.

The Layout Plat states that "Section Line (a mile between Red Rock's section 29 and Selador's section 20) to be vacated". (Parenthetical is my description) The South Dakota Supreme Court has not taken final action on the lawsuit pending (Wildwood v. Hamm, Taylor, Red Rock, Rapid City case) on the vacation of this same Section Line immediately to the east. For this reason and the reasons stated below, we recommend that this section line be left as is.

Page 2 of April 20, 2003 letter

The Layout Plat also states that "Section Line (at least one-half mile between Red Rock's section 29 and Selador's section 30) to be vacated" and a road (specifically Preswick Road) be constructed on approximately 700 feet of this section line. Based on our present knowledge of the facts, Selador Ranches, Inc. objects to this vacation and road for the following reasons.

1) While we have been and remain committed to the agricultural use of our cattle ranches, we are not "knee-jerk" against private development or public infrastructure, e.g. we supported the provision of City water and sewer to Red Rock, rather than 100% reliance on wells and septic systems. On the other hand, discretionary public roads along our fence lines, with the attendant high fire hazard, trespassing, hunting, partial annexation, and other issues are potentially harmful to our ranch, particularly when:

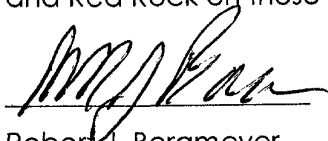
2) the proposed vacation and road appear to be motivated solely by Red Rock's convenience in "exporting" this road onto the section line and thus perhaps maximizing the number of, and pricing of, home sites around its golf course. Their interests could easily be served by having this road internal to their development and therefore not require any vacation of this section line.

3) There is no topographical reason for this road, and precedent vacation, to be on the section line. There is plenty of flat land on Red Rock immediately to the east of this section line for any road.

4) Since our ranches have been within the three mile limit for many decades, we have had multiple interactions with the Rapid City planning and political professionals in which we have been able to educate, comment, support, object, etc. These proposed section line vacations and road(s) are the first significant land-use issue to precipitate a dialogue between Selador and the County. We both need time to understand each other as well as these particular issues.

We simply wish to continue our ranching operations and cannot support a private purpose vacation of sections lines for road(s) resulting in apparently negligible public benefit and significant impairment of our agricultural use.

Thank you for the opportunity to comment on these matters. I will be in Rapid for 6-8 weeks in the early summer and would like to work with the County, City, and Red Rock on these and any other matters.



Robert J. Borgmeyer

President, Selador Ranches, Inc.

Copies: Rapid City Planning, Red Rocks Estates, Dream Design International(DDI)