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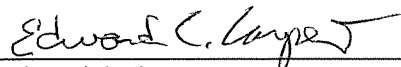
Re: Item No. 14PL007-Elks Country Estates
Council Agenda Item No. 51 for 3-17-14

TO THE MAYOR AND CITY COUNCIL:

The undersigned firm represents David Lamb, the owner of the land in Section 15 which abuts the property which is the subject of the proposed Preliminary Subdivision Plan. This letter is to supplement our letter of March 5, 2014 which has already been linked to Agenda Item No. 51. The Master Plan linked to the Agenda shows that proposed lots 10 thru 16 extend to the actual section line between Sections 15 and 16 and that the cul de sac to the north apparently abuts the 33' section line right-of-way on Section 16. Section 15 is currently a working cattle ranch but, with the expansion of Rapid City, will at some point be developed. Stipulation number 5, proposed by staff and the Planning Commission requires that the Section Line Highway between Section 15 and City be constructed unless an exception is obtained. However, the preliminary plat as proposed is not compatible with the construction of the Section Line Highway or the required 58' setback requirement and may negatively impact the development of Section 15. Mr. Lamb is willing to work with applicant and Community Planning and Development to work out a solution best for all concerned, including the community. A reasonable solution would be for the north cul de sac to be extended as a street to the section line to permit emergency secondary access from Section 15 when developed in which event Mr. Lamb would join in an application to vacate the section line. Other matters that should be considered are fencing between the proposed lots and Section 15 which is compatible with livestock and other agricultural activities adjacent, as well as the best location for drainage and other utilities. Mr. Lamb does not want to interfere with his neighbors development plans but respectfully suggests that approval of the subdivision plan be denied until the section line and other issues are addressed. The matters should not be considered piecemeal.

Respectfully submitted,
COSTELLO, PORTER, HILL,
HEISTERKAMP, BUSHNELL &
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BY:



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