

POLICY GOALS IDENTIFIED FOR SHORT-TERM RENTALS

The following are policy goals identified through the short-term rental task force and recommended for consideration by the City Commission in developing and strengthening regulations for the City of Deadwood.

⇒ Preserve the historic character and protect the National Historic Landmark district.
⇒ Maintain a strong sense of community and family friendly neighborhoods.
⇒ Protect the residential quality and values of the neighborhoods within Deadwood.
⇒ Balance the needs and rights of property owners as well as the neighbors' rights.
⇒ Retain a strong housing stock available for families and full-time residents and prevent the loss of such housing options.
⇒ Support a balance between owner-occupied / long-term rentals and the tourism-oriented industry which fuels Deadwood's economy.
⇒ Grow the community with a variety of housing options including affordable and work-force housing while ensuring the infrastructure needs of Deadwood are maintained.
⇒ Ensure Tax Increment Financing districts (TIFs) and Planned Unit Development (PUD) projects meet the overall goals and comprehensive plans for Deadwood.

These goals were developed in the first quarter of 2023 from a series of stakeholder meetings through a city appoint task force to study the pros and cons and desired direction for the City of Deadwood as it relates to short-term rentals, specifically vacation homes, within the city limits of Deadwood.

The following were items identified during the goal setting session and are action items to accomplish the above overarching policy goals.

- Continue to prohibit vacation homes from R1/R2 Zoning districts.
- Create regulatory methods to enforce violators of ordinances dealing with short-term rentals.
- Grandfather Legally Operating Existing STRs
- Require On-Site Management/Owner Occupied status such as Bed & Breakfast operations.
- If STRs Allowed in New Developments Zone appropriately and Capture Extra Tax Revenues
- Ensure segregation of housing and anything between R1 and R2 and Anything Considered STRs
- Allow no STRs in the existing core district R1 and R2 zoning areas
- Possibly Limit % of STR Rooms as Ratio of Overall Housing
- Reduce pressure on long-term rentals