



Outlook

---

**Re: Zoning Matters regarding Laundromat**

---

**From** Josiah LaFrance <josiahlafrance@gmail.com>**Date** Thu 4/10/2025 7:32 AM**To** Kevin Kuchenbecker <kevin@cityofdeadwood.com>**Cc** Trinity Conrad <conradcompaniesllc@gmail.com>; Deadwood Rentals <deadwoodrentals@gmail.com>; Leah Blue-Jones <leah@cityofdeadwood.com>; Justin Lux <justin@cityofdeadwood.com>; Trent Mohr <trent@cityofdeadwood.com>

Good Morning Kevin,

Please let me know if this suffices:

Dear Members of the Planning & Zoning Commission,

I am writing to formally request the consideration of adding "Laundromat" to the Conditional Use options under the Commercial C-1 Zoning district. This request stems from our observation of community needs and the potential benefits such an addition could offer.

According to Ordinance 831, referenced in sections 17.100.010 through 17.100.030, amendments to the zoning title and district map aim not to relieve specific hardships or grant special privileges, but to serve broader community and city planning objectives. It is within this context that we propose considering the following:

1. **\*\*Compliance with Zoning Title\*\***: We believe that the inclusion of "Laundromat" as a conditional use does not conflict with existing portions of the title but offers a compatible use within the C-1 district framework.
2. **\*\*Alignment with Comprehensive Plan\*\***: This addition aligns with comprehensive city plans by enhancing service diversity and supporting local business ecosystems.
3. **\*\*Compatibility with Surrounding Areas\*\***: Laundromats generally blend well with mixed commercial environments, providing convenience to nearby residents while being sympathetic to neighborhood characteristics.
4. **\*\*Traffic and Road Safety\*\***: While laundromats may increase site-specific traffic, they typically do not demand extensive parking or cause significant road safety concerns, mitigating impact on traffic flow.
5. **\*\*Public Facilities\*\***: The operation of a laundromat is unlikely to place undue stress on existing public utilities or services, as these facilities typically require standard water and electrical connections within existing capacity thresholds. Any additional upgrades to facility plumbing are in the works as our plans are being finalized by the contractors. This includes upgraded plumbing to the line, and upgraded HVAC in regards to the ventilation system for the drying hardware.

We wish to present this proposal at the upcoming Planning & Zoning meeting on April 16th. I would be grateful if the Commission could place this discussion on the agenda. We understand the deadline for submission is next Wednesday, and I am prepared to provide additional information or answer questions as needed.

Thank you for considering this request. I look forward to the opportunity to discuss it further and am eager to participate in the development process. Please feel free to contact me at your earliest convenience.

Sincerely,

Josiah LaFrance and Trinity Marie Conrad

ph  
oto


**Josiah P. LaFrance**

Owner, LaFrance Organization, President, Blair Allen Capital, President, Blair Allen REIT, Founder ReEdu, LLC,

(605) 786-3098 | [josiahlafrance@gmail.com](mailto:josiahlafrance@gmail.com)  
910 Main St. Suite 100 Rapid City, SD 57701



Create your own [email signature](#)

\_tpx\_\_

On Thu, Apr 3, 2025 at 1:47 PM Kevin Kuchenbecker <[kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)> wrote:

Trinity:

I would suggest a formal letter to our office to consider adding "Laundromat" to the Conditional Use options under the Commercial C-1 Zoning district. I would then take it to P&Z for discussion and recommendation to the City Commission. We will let you know when that will be on the agenda, once we get the letter. We would suggest you be in attendance, if possible.

Our next P&Z meeting would be the April 16th. We would need something by next Wednesday at the latest. Let us know if you have any questions.

Information to include in the letter should take into consideration the following portion of the ordinance:

**17.100.010 Purpose**

The purpose of this chapter is to provide a means for amending the text of this title and the official zoning district map. It is not intended to relieve particular hardships or confer special privileges or rights on any person.

(Ord. 831 § 11.1, 1992)

**17.100.020 Petitions For Amendment**

Any amendment to this title or the zoning district map must be made in the same manner and upon the same notice as required for the adoption of any city ordinance.

(Ord. 831 § 11.2, 1992)

**17.100.030 Standards Of Review**

In reviewing an amendment to the text of this title or an amendment to the official zoning district map, the city commission and planning and zoning commission shall consider:

Whether the proposed amendment is in conflict with any applicable portions of this title.

Whether the proposed amendment is consistent with all elements of the comprehensive plan.

Whether the proposed amendment is compatible with surrounding zone districts and land uses, considering existing land use and neighborhood characteristics.

The effect of the proposed amendment on traffic generation and road safety.

Whether and the extent to which the proposed amendment would result in demands on public facilities, and the extent to which the proposed amendment would exceed the capacity of such public facilities, including, but not limited to transportation facilities, sewage facilities, water supply, parks, drainage, schools and emergency medical facilities.

Whether the proposed amendment is consistent and compatible with the community character in the city.

Whether there have been changed conditions affecting the subject parcel or the surrounding neighborhood, which support the proposed amendment.

Whether the proposed amendment would be in conflict with the public interest, and is in harmony with the purpose and intent of this title.

No proposed amendment shall be allowed that is a spot zoning. Spot zoning is a rezoning of a lot or parcel to benefit an owner for a use that is incompatible with surrounding land uses and that does not further Deadwood's Comprehensive Plan. Spot zoning does not necessarily occur when there is an isolated parcel that is zoned differently than the adjacent zoning. Spot zoning occurs only when all of the following situations occur: (1) The Planning and Zoning Commission finds a small parcel of land is singled out for special and privileged treatment. (2) The Planning and Zoning Commission finds the property singled out for special and privileged treatment is not in the public interest but only for the benefit of the landowner. (3) The action is not in accord with the Deadwood's Comprehensive Plan.

(Ord. 900 (part), 1995; Ord. 831 § 11.3, 1992)

#### HISTORY

*Amended by Ord. [1386](#) on 11/21/2023*

#### **17.100.040 Application**

The application for amendment to the text of this title or amendment to the official zoning district map shall include:

If the application requests an amendment to the text of this title, the precise wording of any proposed amendment.

If the application requests an amendment to the official zoning district map:

The present zone district classification and existing land uses of the real property proposed to be amended;

The area of the property proposed to be amended, stated in square feet or acres, or a major fraction thereof; and

An accurate survey map of the real property proposed for amendment.

Kevin Kuchenbecker

Planning, Zoning and

Historic Preservation Officer

605-578-2082

---

**From:** Trinity Conrad <[conradcompaniesllc@gmail.com](mailto:conradcompaniesllc@gmail.com)>

**Sent:** Thursday, April 3, 2025 11:19 AM

**To:** Kevin Kuchenbecker <[kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)>; Josiah LaFrance <[josiahlafrance@gmail.com](mailto:josiahlafrance@gmail.com)>;  
Deadwood Rentals <[deadwoodrentals@gmail.com](mailto:deadwoodrentals@gmail.com)>

**Cc:** Leah Blue-Jones <[leah@cityofdeadwood.com](mailto:leah@cityofdeadwood.com)>; Justin Lux <[justin@cityofdeadwood.com](mailto:justin@cityofdeadwood.com)>; Trent Mohr  
<[trent@cityofdeadwood.com](mailto:trent@cityofdeadwood.com)>

**Subject:** Re: Zoning Matters regarding Laundromat

Thank you for the info Kevin, sounds like option 2 is the most optimistic moving forward? Should I stop in to get paperwork for the change in ordinance route?

We will likely still move forward on making it a private laundry facility in the interim.

On Tue, Apr 1, 2025 at 2:46 PM Kevin Kuchenbecker <[kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)> wrote:

Trinity:

The property is zoned Commercial – C1

“Laundromat” is not specifically included in the use by right or conditional use therefore would be considered prohibited within this zoning district.

#### **OPTION 1**

Make the new use a Laundry rather than a Laundromat.

#### **OPTION 2**

Request a change in the ordinance to include Laundromat under the Conditional Uses for Commercial – C1 zoning district.

It will still need to go through a CUP process after the ordinance change.

#### **OPTION 3**

Existing conditional use within this zoning district that might fit is “Laundry”

The Planning & Zoning Commission would need to make a determination that a “Laundromat” is a use comparable to “Laundry”.

If the commission determines upon your request that “Laundromat” is a comparable use to “Laundry” then you would apply for a Conditional Use Permit.

*This is a more difficult direction since the uses have been identified in the variety of zoning districts such as the following:*

“Laundromat” is a use by right in Commercial Highway

The intent of the ordinance at the time of adoption was to clearly set forth the difference between laundry and laundromat.

The Conditional Use process typically takes up to 60 days.

Ordinance change takes 2 readings plus 20 days to come into effect usually up to 60 days.

Change of Zoning would not be possible due to prohibition to “Spot Zoning” under state law and Deadwood ordinances.

Kevin Kuchenbecker

Planning, Zoning and

Historic Preservation Officer

Please like HP on !!!

City of Deadwood

Department of Planning & Preservation

108 Sherman Street

Deadwood, South Dakota 57732

Phone 605.578.2082

Fax 605.578.2084