

Kelley & Colin Cranny  
6 Dudley St.  
Deadwood SD 5773

Feb 18, 2026

To: Deadwood Planning and Zoning Commission

RE: 21 Spring St. Conditional use permit for Bed  
& Breakfast.

We are residents at 6 Dudley street.  
21 Spring St is above and behind our house.  
We oppose the request for this permit due to  
inadequate parking availability and increased  
traffic along Spring St. Increased traffic will  
damage the road as well as block access if  
vehicles park in front of 21 Spring St. The  
road is very narrow and there is no space for  
parking along the sides.

Another concern is increased noise levels  
due to large parties occupying the house.  
This would disrupt the quiet and peace in  
our neighborhood.

Thank you for your consideration in this  
matter!

Kelley Cranny  
Colin Cranny

I am writing to you as a resident near the proposed bed and breakfast at 21 Spring St, Deadwood, SD, to express strong concerns and to request thoughtful consideration from Planning, Zoning, and Historic Preservation as this moves forward.

#### Context and historical significance

- The property at 21 Spring St is adjacent to a historic neighborhood in Deadwood, an area characterized by its long-standing family residences and a quiet, residential atmosphere.
- Our family has deep roots in this community; specifically, our property at 20 Dudley St is part of a neighborhood that has been preserved for generations. The history and character of this area are important to us and many neighbors.

#### Specific concerns

- Parking: The expansion of a bed and breakfast use would likely increase demand for on-street parking in a residential area already limited in parking availability. This could create congestion, safety concerns, and inconvenience for long-time residents who rely on street parking.
- Traffic and safety: Additional guest traffic, deliveries, and related activity could disrupt the calm residential environment and raise safety concerns for pedestrians, children, and cyclists.
- Privacy and neighborhood character: The quiet, private nature of this historic neighborhood is a significant aspect of its charm and value. A commercial operation could erode this character and impact property values and livability for nearby residents.
- Historic preservation considerations: Given the property's location within a historic neighborhood and its proximity to properties with long-standing family histories, we respectfully request that Planning, Zoning, and Historic Preservation evaluate how the proposed use aligns with chapter 17.53 of the Deadwood Municipal Code, titled "Transient Commercial use of property prohibited". This prohibits short term rentals with the exception to Sturgis rally

Thanks for your consideration,

Collin Havengar

20 Dudley St

Deadwood, SD 57732

308-641-3631

[Chavengar85@gmail.com](mailto:Chavengar85@gmail.com)

February 5, 2026

Jim Lee, resident of the Rodeo Grounds neighborhood stopped by City Hall to voice his concerns about the potential Bed and Breakfast Establishment at 21 Spring Street.

Mr. Lee is concerned about increased traffic through the neighborhood should a Bed and Breakfast open at the proposed location. In addition, parking is limited along Spring Street and could create further issues related to congestion. In the past, when Short-Term Rentals have been allowed in the area, the increased traffic and vehicles have created a nuisance for the area residents.

To Planning & Zoning concerning 21 Spring Street,

We live at 8 Dudley Street, directly below the proposed B & B. We bought our property 20+ years ago in a quiet neighborhood. We were told at that time that there would never be buildings behind us because of all the natural springs. That changed!

Our quiet neighborhood gets busier all the time. I am opposed to this B & B for the following reasons:

There has been previous damage to my property from the construction of this property, and when I confronted Greg about this, he told me to contact the City of Deadwood because they have money.

When Deadwood passed the No Air BNB's Carrie's reaction was "well I guess I will be having a lot of friends and relatives staying". They did have guests on March 21-23, 2025 from MT Plate #CSG322. I know this because it was too muddy to get into the driveway and they parked at my house and left their car there for their entire stay. I did report this to Leah Blue-Jones. (Permits?)

The road is too narrow for on street parking. During construction they had a trailer parked on the street and there wasn't enough room to go around it without driving onto my property. I did call the fire department and have them come drive past and they confirmed that it was not wide enough for emergency equipment to safely pass. This was done by Charles. Charles told me that he passed this on to Joel Ellis and that it was also passed on to Lornie.

As of 2/18/2026 11:20am Tom from Rocky Waters 3 said that they authorized extra parking over Christmas and have ok'd a trailer but Never agreed to overflow parking for a B & B and would not be authorizing this.

Rothenhoefer's are not SD residents and do NOT live at this address.

There is only a small bathroom in the garage, Not sure if they have a building permit to add a living space in the garage.

There will be extra traffic!

The driveway is concerning, the slope is steep and has proven to already be a problem. If there is vehicle failure ( E brake, slipping out of gear ect), mud, ice, that vehicle will end up down the hill in one of our property's. With the added traffic on that driveway more will sluff off onto the street. This is already a problem, when it rains we have a mud river, and with the lack of my berm I am already having erosion on my property.

Thank you for your time:

Shannon and Brenda Morris

8 Dudley Street

Deadwood, SD 57732

605-206-0286

JUSTIN RUBENZER  
CE DUDLEY

Feb. 18, 2026

To the Deadwood Planning  
and Zoning office  
in regards to the request  
for a conditional use permit  
for the operations of a  
Bed and Breakfast establish-  
ment.

We are submitting our written  
comments since we are unable  
to attend the meeting. We used  
to be a vacation rental in the  
same neighborhood as the  
applicant's until Deadwood  
enforced no vacation rentals  
unless you were zoned and  
grandfathered as an original  
with commercial residence.

We were sent notices to stop  
all nightly rentals or fines  
and etc. would be put in use.  
We have abided to the enforcement  
and if you are going to allow a  
new residential housing be  
allowed to be used as a rental  
then we should be able to have  
the same privilege as the applicants.  
Thank you for your time and allowing  
our thoughts.