



Historic Preservation Commission Special Meeting Minutes

Monday, July 08, 2024, at 3:00 PM

20845 Majestic Heights Road - Boot Hill Development

1. **Call Meeting to Order**

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on July 8, 2024, at 3:00 p.m. at the Boot Hill Development located at 20845 Majestic Heights Road.

2. **Roll Call**

PRESENT

HP Commission Chair Leo Diede

HP Commission Vice Chair Vicki Dar

HP Commission 2nd Vice Chair Trevor Santochi

HP Commissioner Tony Williams

HP Commissioner Anita Knipper

HP Commissioner Jesse Allen

HP Commissioner Molly Brown

City Commissioner Blake Joseph

City Commissioner Mike Johnson

City Commissioner Sharon Martinisko

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Lornie Stalder, Public Works Director

Mike Walker, Neighborworks

PUBLIC PRESENT

Kim Tschetter, Owner

James Rogers, RCI

Trinity Conrad

3. **Old or General Business**

- a. PA 240108 - Kim Tschetter - 20845 Majestic Heights Road - Allow reclamation and construction of a building site at Boot Hill Estates

Mr. Kuchenbecker stated the City of Deadwood has received an application for a permit to allow "reclamation" and construction of a parking lot on the parcel of land identified as Boot Hill Estates.

Upon consideration and possible approval from the Deadwood Historic Preservation Commission, a performance bond shall be required from the developer in the amount of the project to secure the completion of improvements. A grassed area for overflow parking would be preferred. A minimum of a \$500,000 bond will be required from the developer based on the permit prior to any work being completed. Mr. Tschetter stated he can provide the bond.

Mr. Tschetter stated the plans are for a future parking area which the city could use as overflow parking. Plans are to create a building site as a demonstration of how the land can be altered to allow for future development and market the property for sale. Mr. Kuchenbecker stated this portion of the project should be considered as a grading project outside of the scope of the "reclamation".

Mr. Rogers, RCI Construction, stated the plans are to excavate 50,000 cubic yards from the bottom lot to fill the draw for the road to the slope and create the future building site and parking area where we are meeting right now. Work would also include vegetating the hillsides making it less obvious and gravel the parking lot.

Commissioner Santochi asked Mr. Rogers if he thinks he would hit bedrock. Mr. Rogers stated, I don't think so. Commissioner Santochi stated what happens if you hit bedrock. You will not get vegetation to grow on the rock. Instead of using this fill why not haul it in?

Mr. Kuchenbecker stated this area of the Historic District has been scarred from the first grading permit and this would help heal the scar.

Commissioner Williams stated there is a concern the application presented does not represent what the commissioners are viewing today. The grading and dirt removal along with the revised roads are not readily shown on the plans as discussed. What is the contingency plan if you hit bedrock? Was testing done before the digging started?

Commission Knipper asked how long it will take to complete the project. Mr. Rogers said seven weeks and then seed in the fall.

City Commissioner Martinisko stated the general summation is the Historic Preservation Commission does not want more damage than what has already been done.

It was moved by Commissioner Knipper and seconded by Commissioner Dar to approve the proposed reclamation of the road allowing rock checks, no culvert, reclaim the area currently called a parking area, hydroseed, and require a \$500,000 bond. Vote Yea: Commission Diede, Commissioner Dar, Commissioner Knipper. Voting Nay: Commissioner Brown, Commissioner Williams, Commissioner Allen, Commissioner Santochi. Motion DOES NOT Carry.

Mr. Kuchenbecker stated the plans as submitted included a future parking area stated to be an attempt to create a building site as a demonstration of how the land can be altered to allow for future development and market the property for sale. This portion of the project was considered as a grading project outside of the scope of the "reclamation" with plans showing 67,040 cubic yards of excavation to fill the

drainage and create the future building site. The commission has determined the site and setting of the historic district are important features to the historic districts and the proposed cuts and alterations to the landscape would damage and destroy this feature. Without a full set of plans or renderings, along with a timeframe for what would or could be developed in the future, the commission voted to deny the project as presented. Previous completed grading was beyond any scope of work approved by the City and not part of the original grading permit which at the time was presented as a planned residential subdivision. Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, the commission found the project was adverse to Deadwood.

Mr. Kuchenbecker stated the owner now has the option to submit revised plans for review by the Historic Preservation Commission. Their next meeting would be July 24, 2024.

4. **Adjournment**

It was moved by Commission Santochi and seconded by Commissioners Williams to adjourn the meeting. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar. Motion Carried.

The HP Commission meeting adjourned at 3:55 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Coordinator