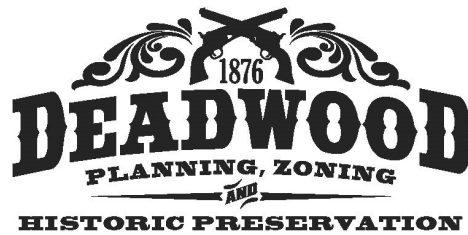


OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
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Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

September 19, 2024

Birdcage of Deadwood
Attn: Kenneth and Lee Steier
651 Palm Beach Road
Dickinson, ND 58601-7309

RE: Conditional Use Permit – 7 Spring Street

Dear Ken and Lee:

On Wednesday, July 17, 2024, the Deadwood Planning and Zoning Commission reviewed your Conditional Use Permit (C.U.P.) to operate a Bed and Breakfast at 7 Spring Street. During the meeting, the Planning and Zoning Commission requested that two (2) items be completed and submitted to the Planning and Zoning Department with a deadline of Monday, September 16, 2024. On July 23, 2024, a letter was sent to you outlining the items requested by the Planning and Zoning Commission. The items that were requested were as follows:

1. Obtain and maintain a Bed & Breakfast Lodging License from the South Dakota Department of Health (SDDOH) and provide a copy to the Planning and Zoning Office for their files. Additionally, the surrender of the SDDOH Vacation Home Establishment license is a requirement.
2. The owner or the owner's agent is required to reside in the Bed and Breakfast Establishment or on contiguous property when guests are present. A detailed plan showing how you intend to meet this requirement must be submitted by the deadline.

On Thursday, September 12, 2024, Amber Galbraith, your property manager, emailed the Planning and Zoning Department and stated you intend to convert the property to a Long-Term Rental. To transition the property from a Short-Term Rental to a Long-Term Rental, the following items will be required of you:

1. Surrender of the Conditional Use Permit for a Bed and Breakfast Establishment provided by the City of Deadwood.
2. Surrender of the Lodging License provided by the South Dakota Department of Health.

The transition of the property from a Short-Term to a Long-Term Rental will be discussed further at the following Planning and Zoning Commission meeting:

Wednesday, October 2, 2024
4:00 p.m.
Deadwood City Hall
102 Sherman Street
Deadwood, SD 57732

It is important the advertisement of the property as a Long-Term Rental may only occur on websites geared toward Long-Term Rentals. Advertisement on websites catering to Short-Term Rentals (Airbnb, VRBO, etc.) must cease. Please be aware the City of Deadwood closely monitors all properties offered for Short-Term Rental and advertisement of such a property without the appropriate permits could result in further action taken by the City of Deadwood. This shall not apply to transient use of the property for a period of fourteen (14) days or less during the month of August, commencing four (4) days immediately preceding the official start of the Sturgis Motorcycle Rally and ending three (3) days after the end of the Sturgis Motorcycle Rally, per City Ordinance 17.53.040.

If you have any questions or need further information, please do not hesitate to contact our office at your convenience.

Sincerely,

Kevin Kuchenbecker
Planning, Zoning and Historic Preservation Officer

cc: Amber Galbraith, Property Manager
Leah Blue-Jones, Zoning Coordinator
Jessicca McKeown, Finance Director
Quentin Riggins, City Attorney
File