

From: [Robin Mattox](#)
To: [Dave's Yahoo](#); [mrjohns@rrv.net](#); [electblakejoseph@gmail.com](#); [ramnorahs@yahoo.com](#); [CharlieS.Deadwood@gmail.com](#)
Cc: [Kevin Kuchenbecker](#); [Leah Blue-Jones](#)
Subject: Change of Zoning for 735 Main Street
Date: Friday, November 8, 2024 2:25:17 PM

You don't often get email from robin_mattox@hotmail.com. [Learn why this is important](#)

Lead-Deadwood Digger Wrestling Club

robin_mattox@hotmail.com

11/8/2024

City of Deadwood Mayor and City Commission

Subject: Opposition to Proposed Zoning Change for 735 Main Street

Dear Mayor and City Commission Members,

We are writing to express our strong opposition to the proposed zoning change of 735 Main Street from PU to C-1. The reason we are opposing the C-1 zoning is because C-1 could allow a gambling establishment directly across from the Lead-Deadwood Elementary School. Although we already have gaming establishments in our community, they are currently set in a small buffer area from the elementary school and other sensitive areas. This buffer is critical to maintaining a safe, positive environment for our children, and removing it would create serious concerns.

We are a youth wrestling club that provides youth sports opportunity through AAU wrestling to children and families in the Lead-Deadwood community. This year we will be having practice 2 days a week at the elementary school building from after school until 5pm. Our board takes pride in our community and works hard to keep youth sports options available for our youth as a constructive activity to participate in. We are also passionate about wrestling and the unique opportunity it provides for the youth of our community. We believe wrestling is the foundation for all other sports and its benefits will last our participants with lessons well into their adulthood. We are excited to host wrestling practices at the elementary school this year for the convenience of parents. We are hoping this possible change in zoning will not affect the number of children in our program due to parental concerns if a new gaming establishment is located across the street.

Maintaining a safe, positive environment around our schools should be our top priority. We strongly urge the commission to consider an alternative zoning for this establishment, C-E, that would still allow for all commercial use, besides a gaming establishment, as a compromise to the change of zoning request considering the safety and security of our children and our community now and into the future. C-E zoning should not be considered spot zoning as it is still a commercial zoning designation.

Chapter 5.52.030 of the Deadwood Ordinance states that the PZ Commission will notify the school board for any gaming halls requested in the area between and including the Masonic

Temple and the armory on Main Street and will notify any church or hospital/clinic of any gaming hall requests within 200 feet of the normal path of travel to a church or hospital/clinic. That ordinance was last updated in 2003, so this area of town has long been an area of special consideration. For that reason, we ask you to please consider not allowing C-1 for 735 Main Street since there is an option for C-E.

Effective and thought-out zoning promotes sustainable growth that serves everyone, contributing to a safe, welcoming environment that attracts families, visitors, and future businesses in line with community values. Major zoning changes, especially those affecting sensitive areas, should be made with substantial input from residents and community members, ensuring decisions reflect collective interests, not just individual business agendas.

Thank you for your time and consideration. I hope you will choose to deny this zoning change to uphold the values and wellbeing of our community.

Sincerely,

The Lead-Deadwood AAU Wrestling Board

Members: Robin Lucero, Mike Sneesby, Jett Rantapaa, Valorie Seaman, and Abby Jacobs