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Cc: [Kevin Kuchenbecker](#); [Leah Blue-Jones](#)
Subject: Change of Zoning for 735 Main Street
Date: Friday, November 15, 2024 11:44:12 AM

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City of Deadwood Mayor and City Commission

Subject: Opposition to Proposed Zoning Change for 735 Main Street

Dear Mayor and City Commission Members,

Firstly, I would like to thank you. I value and appreciate your time, work and passion for our community through filling a role as an elected public official. That probably doesn't get conveyed enough, so **thanks**.

Secondly, I write to you today in opposition to the proposed zoning change at 735 Main Street, which is a sensitive area of our community due to its location near the school, church, daycare and fire hall. I ask that you consider the long-term planning for our school and community when you make the decision for the zoning change on Monday.

I am not an expert on Deadwood zoning; however, commercial enterprise zoning seems to have been designed for a reason and for a situation like the one at hand. Also, a different ordinance that speaks about notifying the school, churches and hospitals, seems to be designed for a reason, although it doesn't give teeth for the school, church or hospital to do more than comment. This ordinance is only specific to this area of town, from the Masonic Temple down to the old armory and then within a 200' buffer of churches and hospitals. That being said, it seems there are tools available to manage this situation that were put in place for this reason.

Maintaining a safe, positive environment around our school, church, daycare and fire hall is key and I ask you to please make that a top priority. Due to the fact that there is an option for commercial enterprise zoning that is still a commercial zoning, which would not create "spot zoning", and the location of the school, I would ask for your support to not approve C-1 zoning which would allow for a gaming establishment.

Although there is other commercial, (C-1), zoning directly in that area and properties being used as commercial, there is currently a small buffer for actual gaming establishments from the school, church, daycare and fire hall and I know parents and the community appreciate that. It is also worth noting that those zoning decisions were made in the past and are not the decision to be made now.

If you are out and about this weekend, I would ask for you to visit this area of town and imagine that location as a small gambling hall.

I feel this is an imperative time and action that will make a large difference in the long-term planning for our community and school area. I am hopeful you have received other public input that is also advocating for a decision that supports our community, and I appreciate the

opportunity to give my feedback.

I plan to attend the meeting on Monday, however, I will need to be back in Lead by 6pm, so wanted to email you in case I am unable to speak on Monday.

Thank you for your time and consideration. Have a great weekend.

Sincerely,

Robin Lucero

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