

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

DATE: May 20, 2024

TO: Board of Adjustment / City Commission

FROM: Kevin Kuchenbecker, Historic Preservation Officer & Planning and Zoning Administrator

RE: Conditional Use Permits – Annual Reviews

COMMISSION AND STAFF FINDINGS:

In accordance with Deadwood Zoning Code 17.76.060, the Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and on an annual basis and place additional stipulations to mitigate a problem.

On Wednesday, May 15, 2024, the Planning and Zoning Commission conducted annual reviews of the following two (2) Conditional Use Permits:

1. 29 Van Buren Avenue – Bed and Breakfast Establishment – Victorian on Van Buren
2. 768 Main Street – Bed and Breakfast Establishment – The Jordans

After completing their reviews, the Planning and Zoning Commission has made the recommendation to continue the Conditional Use Permits for 29 Van Buren Avenue and 768 Main Street with nine (9) conditions. The conditions that must be met for both establishments are as follows:

1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.
2. Proof of a state sales tax number shall be provided to the Planning and Zoning Office for their files.
3. The Building Inspector has inspected the building, and it meets all the building codes.

4. City water and sewer rates to remain changed from residential to commercial rates.
 5. Proper paperwork is filed with the City of Deadwood Finance Office for Business Improvement District (BID) taxes.
 6. Maintain a City of Deadwood Business License.
 7. Maintain lodging license after inspection from the South Dakota Department of Health and provide copy to the Planning and Zoning Office for their files on an annual basis.
 8. All parking shall be off street.
 9. The Bed and Breakfast establishment must be owner occupied and the owner or owner's representative must be on-site when guests are present.
-

RECOMMENDED ACTION:

Accept the Conditional Use Permit Annual Reviews completed on May 15, 2024, by the Planning and Zoning Commission.