

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

BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: December 15, 2025
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
RE: Annual Review - Conditional Use Permit – Vacation Home
Establishment

APPLICANT(S): The Nugget
PURPOSE: Annual Review – Conditional Use Permit – Vacation
Home Establishment
ADDRESS: 606 ½ Main Street
Deadwood, Lawrence County, South Dakota

LEGAL DESCRIPTION: Lot 24, in Block 15 of the Original Townsite of the City
of Deadwood, Lawrence County, South Dakota,
according to the P.L. Rogers Map except a portion of
land along the southerly side of Lot 24, Block 15 being
8 inches in width fronting on Main and back of even
width of 100' as set forth in deed and recorded in Book
162 Page 243.

FILE STATUS: Legal obligations have been met.
ZONE: C1 - Commercial

STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: C1 – Commercial District	Commercial
South: C1 – Commercial District	Commercial
East: C1 – Commercial District	Commercial
West: C1 – Commercial District	Commercial

SUMMARY OF REQUEST

The Deadwood City Commission has directed the Planning and Zoning Commission to conduct annual reviews of all Conditional Use Permits in accordance with City of Deadwood Municipal Code 17.76.060. The applicant was issued a Conditional Use Permit on December 19, 2023, to operate a Vacation Home Establishment at 606 ½ Main Street.

The subject property is located in the historic downtown commercial district and sits on Main Street among other commercial buildings. The Short-Term Rental is located on the upper floor of the structure.

FACTUAL INFORMATION

1. The property is currently zoned C1 – Commercial.
2. The subject property has access from Main Street.
3. The subject property has access to parking via the Broadway Parking Ramp.
4. The property is not in a Flood Zone.
5. Adequate public facilities are available to serve the property.
6. The area is characterized as the core historic business district.

STAFF DISCUSSION

The applicant was granted a Conditional Use Permit for a Vacation Home Establishment and City regulations permit Vacation Home Establishments in C1- Commercial Districts with an approved Conditional Use Permit. The subject property is a one (1) bedroom, one (1) bath unit. Guests can park off-street in the Broadway Parking Ramp.

“Vacation Home Establishment” is defined as:

Any home, cabin, or similar building that is rented, leased, or furnished in its entirety to the public on a daily or weekly basis for more than fourteen (14) days in a calendar year and is not occupied by an owner or manager during the time of rental as defined and permitted by the State of South Dakota.

COMPLIANCE:

This Vacation Home Establishment has been in continual use over the last 12 months.

No complaints are on record for this establishment.

According to Deckard – Rentalscape the property was booked 182 nights in the past 12 months and is listed as a guest favorite on AirBnB.

GENERAL USE STANDARDS FOR CONDITIONAL USE PERMITS:

In reviewing any application under the authority of this chapter and as a further guide to its decision upon the facts of the case, the Commission(s) shall consider, among other things, the following facts:

A. The proposed use shall be in harmony with the general purposes, goals, objectives, and standards to the city policy plan, the ordinance, the district in which it is located, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the City of Deadwood.

The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Traffic and parking should not significantly affect the neighborhood if the applicant continues to abide by the off-street parking requirements associated with Short-Term Rentals. This area is of commercial use.

B. Whether or not a community need exists for the proposed use at the proposed location in light of existing and proposed uses of a similar nature in the area and of the need to provide or maintain a proper mix of uses both within the city and also within the immediate area of the proposed use: (a) the proposed use in the proposed location shall not result in either a detrimental over concentration of a particular use from previously permitted uses within the city or within the immediate area of the proposed use.

The subject area is zoned C1- Commercial District and is intended to provide locations coinciding with the downtown core commercial zone where certain commercial uses and gaming are permitted. The current use has not resulted in an over-concentration of Vacation Home Establishments within the immediate area.

C. The proposed use at this location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvement, public sites, or rights-of-way.

The applicant only uses off-street parking and prevents any public nuisance issues that are often associated with Short-Term Rentals. The current use has not resulted in a substantial or undue adverse effect on adjacent property, or the character of the neighborhood and the use has not altered the character of the neighborhood.

D. Whether or not a previously approved Conditional Use Permit that is still in use increases the proliferation of nonconforming uses. For any conditional use, lot and performance standards shall be the same as similar type uses located in specific districts. The character and use of buildings and structures adjoining or near the property mentioned in the application shall be considered in their entirety.

The current use has not increased the proliferation of non-conforming uses. The subject residence is in an area that has a large number of hotels and Short-Term Rentals. The appearance of the structure has not changed; therefore, the character and use of the buildings and structures adjoining the subject property have not been adversely affected.

E. Whether or not the current use in the proposed area will be adequately served by, and will not impose an undue burden on, any improvements, facilities, utilities, and services.

The proposed use has not caused significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services. Existing services are available onsite. All utilities have been assigned commercial rates.

CONDITIONS GOVERNING APPLICATIONS AND PROVISIONS:

- A. Conditional Use Permits shall be temporary in nature. They are not transferable from person to person or from address to address.
- B. Following the issuance of a Conditional Use Permit, such permit may be amended, varied, or altered only pursuant to the standards and procedures established for its original approval.
- C. The Board of Adjustments can revoke Conditional Use Permits, once granted, for cause after a hearing is held before them. Complaints seeking the revocation of such permit shall be filed with the Planning and Zoning Administrator and may be initiated by the Planning and Zoning Commission OR any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such revocation hearings shall be conducted in the same manner as for the Conditional Use Permit application hearings.
- D. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and/or on an annual basis and place additional stipulations to mitigate a problem.
- E. Any use permitted under the terms of any Conditional Use Permit shall be established and conducted in conformity with the terms of such permit and of any conditions designated in connection therewith.
- F. If the use permitted under the terms of a Conditional Use Permit has not been started within six (6) months of the date of issuance thereof, said permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.
- G. If the use permitted under the terms of a Conditional Use Permit ceases,

Conditional Use Permit Review – Vacation Home Establishment
606 ½ Main Street
December 15, 2025

for whatever reason, for a period of twelve (12) months, said permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.

If approved for continued use, staff recommends for stipulation(s):

1. Proof of a South Dakota Department of Revenue sales tax number has been provided to the Planning and Zoning Office for their files.
2. Provide a copy of the South Dakota Department of Health Lodging License to the Planning and Zoning Office for their files on an annual basis.
3. Maintain a City of Deadwood Business License.
4. Proper paperwork is filed with the City of Deadwood Finance Office for Business Improvement District (BID) taxes.
5. The Building Inspector has inspected the building, and it meets all relevant building codes.
6. City water and sewer to remain at commercial rates.
7. All parking shall be off street.

ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial of continued use by Deadwood Board of Adjustment (approved by Planning and Zoning Commission December 3, 2025)