



**PLANNING AND ZONING COMMISSION
FINDINGS OF FACT AND CONCLUSION
CONDITIONAL USE PERMIT**

Date: April 1, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
Planning and Zoning Commission
RE: Findings of Fact and Conclusion

APPLICANT(S): Tyler Peterson
PURPOSE: Conditional Use Permit – Laundromat
ADDRESS: 801 Main Street
Deadwood, Lawrence County, South Dakota

LEGAL DESCRIPTION: Lot E of the Wagner Subdivision

FILE STATUS: All legal obligations have been completed.

WHEREAS the above application for a Conditional Use Permit for a Laundromat in the C1 – Commercial Zoning District came on review before the Deadwood Planning and Zoning Commission on Wednesday, February 18, 2026. The application was recommended for approval by the Deadwood Planning and Zoning Commission. The Deadwood Board of Adjustment approved the request for a Laundromat at 801 Main Street, as recommended by the Planning and Zoning Commission, on Monday, March 16, 2026.

WHEREAS, all present members of the Deadwood Planning and Zoning Commission and the Deadwood Board of Adjustment having reviewed the Conditional Use Permit request and having considered all comments offered and all the evidence and testimony presented for the application; and, after discussion and consideration of the application and being fully advised in the premises, the Deadwood Planning and Zoning Commission and Deadwood Board of Adjustment hereby enter their:

FINDINGS OF FACT AND CONCLUSION

- Staff provided public notice identifying the applicant, describing the project and its location, and giving the scheduled date of the public hearing. Notice was placed in the designated newspaper of the City of Deadwood, ten (10) days in advance of the hearing as required by Section 17.76.060.J.
- An official sign was posted on the property for which the Conditional Use would occur.
- Property owners within three hundred (300) feet of the boundaries of the subject land were notified by first class mail as required by Section 17.76.060.D.
- The subject area is zoned C1 – Commercial zoning district. The area near the subject property consists of commercial businesses and residences.
- The use, as proposed, would not result in a substantial or undue adverse effect on adjacent property or the character of the neighborhood and the use would not alter the character of the area.
- The granting of the Conditional Use Permit would not increase the proliferation of non-conforming uses. Use is expressly allowed in the C1 – Commercial District under certain conditions and the conditions were met.
- The use would not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation or other services. This type of use does not demand a high degree of services.

Based on these findings, the Deadwood Planning and Zoning Commission recommended approval of the request for a Conditional Use Permit for a Laundromat. The Deadwood Board of Adjustment approved the request as recommended by the Planning and Zoning Commission with the following conditions:

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. The Building Official shall inspect the building to ensure it meets applicable building codes.
3. City of Deadwood Business License has been maintained.

4. Verification of a Sales Tax number issued by the Department of Revenue shall be provided to the Planning and Zoning Office for their files.
5. Each coin operated machine designed for washing, cleaning or drying any material must be licensed with the SDDOR. Verification of such license(s) shall be provided to the Planning and Zoning Office for their files.

ATTEST:

Jessica McKeown, Finance Officer
City of Deadwood
April 6, 2026

Alea Struble, Mayor
City of Deadwood
April 6, 2026

John Martinisko, Chairman
Planning and Zoning Commission
April 1, 2026

Josh Keehn, Vice Chair
Planning and Zoning Commission
April 1, 2026