



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, May 15, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Approve the minutes from the May 1, 2024 Planning & Zoning Commission meeting.
4. **Sign Review Commission**
5. **Planning and Zoning Commission**
 - a. Annual Review - Conditional Use Permit - Bed and Breakfast Establishment - 768 Main Street - The Jordans (Rick & Chris Jordan)

Act as Planning & Zoning Commission to approve/deny continued use of Conditional Use Permit for a Bed & Breakfast establishment located at 768 Main Street, legally described as PART OF LOTS 46 & 47, BLOCK 23, ORIGINAL TOWNSITE, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action: approve / deny / approve with conditions
 - b. Annual Review - Conditional Use Permit - Bed and Breakfast Establishment - 29 Van Buren Street - Victorian on Van Buren (Thomas & Deanna Smith)

Act as Planning & Zoning Commission to approve/deny continued use of Conditional Use Permit for a Bed & Breakfast establishment located at 29 Van Buren Street, legally described as THE SOUTHERLY 57 FEET OF LOTS 21, 22, 23 AND 24, BLOCK 50, ORIGINAL TOWNSITE, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA..

Action: approve / deny / approve with conditions
6. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)
7. **Items from Staff**
8. **Adjournment**

Planning and Zoning Commission meetings are not available by Zoom unless requested.



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, May 01, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, May 1, 2024 at 4:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

2. Roll Call

PRESENT

Commissioner (Chair) John Martinisko
 Commissioner (Vice-Chair) Josh Keehn
 Commissioner Charles Eagleson
 Commissioner Ken Owens
 City Commissioner Michael Johnson
 City Commissioner Charlie Struble-Mook

ABSENT

Commissioner (Secretary) Dave Bruce

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
 Trent Mohr, Building Inspector
 Leah Blue-Jones, Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes from the April 3, 2024, Planning & Zoning Commission meeting.

It was moved by Commissioner Eagleson and seconded by Commissioner Owens to approve the April 3, 2024 minutes. Voting yea: Martinisko, Keehn, Owens, Eagleson.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Approve/Deny Temporary Vendor Application - Back When They Bucked - Black Horse Brew, LLC (Maria Roghair)

Mr. Kuchenbecker shared the Temporary Vendor Application - Back When They Bucked - Black Horse Brew, LLC (Maria Roghair). This vendor was granted a Temporary Vending Permit in 2023 for the same event.

It was moved by Commissioner Eagleson and seconded by Commissioner Keehn to approve the Temporary Vendor Application - Back When They

Bucked - Black Horse Brew, LLC (Maria Roghair). Voting Yea: Martinisko, Keehn, Owens, Eagleson.

b. Application for Plat - Adjust Lot Lines - 288 Williams Street

PLAT OF LOTS 1 AND 2 OF PROBATE LOTS 354 AND 508; FORMERLY PROBATE LOT 354 EXCEPT THE WEST 11' THEREOF AND PROBATE LOT 508 AND THE WEST 11' OF PROBATE LOT 354; CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Action Required:

1. Approval/Denial by the Deadwood Planning and Zoning Commission

Mr. Kuchenbecker shared Application for Plat - Adjust Lot Lines - 288 Williams Street, legally described as PLAT OF LOTS 1 AND 2 OF PROBATE LOTS 354 AND 508; FORMERLY PROBATE LOT 354 EXCEPT THE WEST 11' THEREOF AND PROBATE LOT 508 AND THE WEST 11' OF PROBATE LOT 354; CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Mr. Kuchenbecker informed the Commission that 288 Williams Street is zoned R1-Residential and is seeking to move lot lines. The new lot lines would make the parcel of 288 Williams Street larger, and the parcel of 284 Williams Street smaller. The larger parcel would allow space for a garage to be constructed at 288 Williams Street.

It was moved by Commissioner Owens and seconded by Commissioner Keehn to approve the Application for Plat - Adjust Lot Lines - 288 Williams Street. Voting Yea: Martinisko, Keehn, Owens, Eagleson.

c. Annual Review - Conditional Use Permit - Home Based Business - 63 Stewart Street - Do or Donut (Carsen Witt)

Act as Planning & Zoning Commission to approve/deny continued use of Conditional Use Permit for a Home Occupation establishment located at 63 Stewart Street, legally described as THE EASTERLY 50 FEET OF LOT 2, BLOCK 72 ORIGINAL TOWN IN THE CITY OF DEADWOOD LAWRECE COUNTY, SOUTH DAKOTA EXCEPT THAT PORTION DEEDED TO THE CITY OF DEADWOOD FOR STREET PURPOSES.

Action: approve / deny / approve with conditions

Mr. Kuchenbecker introduced the Annual Review - Conditional Use Permit - Home Occupation - 63 Stewart Street (Carson Witt) legally described as THE EASTERLY 50 FEET OF LOT 2, BLOCK 72 ORIGINAL TOWN IN THE CITY OF DEADWOOD LAWRECE COUNTY, SOUTH DAKOTA EXCEPT THAT PORTION DEEDED TO THE CITY OF DEADWOOD FOR STREET PURPOSES. The Conditional Use Permit was issued on May 4, 2023 for Do or Donut, a home based donut shop. No complaints have been filed about this business.

Commissioner Martinisko requested clarification on the conditions in place for this permit. Mr. Kuchenbecker responded that conditions include a sales tax license, commercial rates for water and sewer, and an active business license. BID tax does not apply to this business.

Commissioner Martinisko stated that conditions 1, 2, 3, and 5 as outlined on the Staff Report entitled Planning and Zoning Commission Conditional Use Permit - Annual Review would apply to the continuation of this Conditional Use Permit.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the Annual Review - Conditional Use Permit - Home Occupation - 63 Stewart Street (Carson Witt) with conditions. Voting Yea: Martinisko, Keehn, Owens, and Eagleson.

- d. Annual Review - Conditional Use Permit - Bed and Breakfast Establishment - 28 Lincoln Avenue - Backyard Cottage (Steven Flaigg)

Act as Planning & Zoning Commission to approve/deny continued use of Conditional Use Permit for a Bed & Breakfast establishment located at 28 Lincoln Avenue, legally described as LOTS 1 AND 2, BLOCK 49, ORIGINAL TOWN, CITY OF DEADWOOD, LOCATED IN THE NW 1/4, SECTION 26, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Action: approve / deny / approve with conditions

Mr. Kuchenbecker shared Annual Review - Conditional Use Permit - Bed and Breakfast Establishment - 28 Lincoln Avenue - Backyard Cottage (Steven Flaigg) legally described as LOTS 1 AND 2, BLOCK 49, ORIGINAL TOWN, CITY OF DEADWOOD, LOCATED IN THE NW 1/4, SECTION 26, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. The Conditional Use Permit for this Bed and Breakfast was issued in February 2020. This is the first review of this Conditional Use Permit. This review is being conducted at the request of the City Commission. No complaints are on file for this establishment.

Mr. Kuchenbecker explained this establishment has eight (8) conditions that currently apply to the Conditional Use Permit: 1. Should the property be sold, the Conditional Use Permit is null and void. 2. Sales tax number provided to the Planning and Zoning Department. 3. Building Inspector has inspected the building. 4. Commercial city water and sewer rates 5. BID taxes are paid 6. City of Deadwood Business License 7. Lodging License with South Dakota Department of Health on file with the Planning and Zoning Department. 8. All parking shall be off street.

It was moved by Commissioner Owens and seconded by Commissioner Eagleson to approve Annual Review - Conditional Use Permit - Bed & Breakfast Establishment -Backyard Cottage (Steven Flaigg) with all eight (8) conditions remaining. Voting Yea: Martinisko, Keehn, Owens, and Eagleson.

- e. Annual Review - Conditional Use Permit - Bed and Breakfast Establishment - 771 Main Street - Tucker Inn (Shirlene Joseph)

Act as Planning & Zoning Commission to approve/deny continued use of Conditional Use Permit for a Bed & Breakfast establishment located at 771 Main Street, legally described as LOTS 7 AND 8, BLOCK 24, ORIGINAL TOWN, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Action: approve / deny / approve with conditions

Mr. Kuchenbecker introduced Annual Review - Conditional Use Permit - Bed and Breakfast Establishment - 771 Main Street - Tucker Inn (Shirlene Joseph) legally described as LOTS 7 AND 8, BLOCK 24, ORIGINAL TOWN, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. No complaints are on file for this establishment. A copy of the South Dakota Department of Health Lodging License for 2024 is needed.

Mr. Kuchenbecker explained this establishment has eight (8) conditions that currently apply to the Conditional Use Permit: 1. Should the property be sold, the Conditional Use Permit is null and void. 2. Sales tax number provided to the Planning and Zoning Department. 3. Building Inspector has inspected the building. 4. Commercial city water and sewer rates 5. BID taxes are paid 6. City of Deadwood Business License 7. Lodging License with South Dakota Department of Health on file with the Planning and Zoning Department. 8. All parking shall be off street.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the Annual Review - Conditional Use Permit - Bed and Breakfast Establishment - 771 Main Street - Tucker Inn (Shirlene Joseph) with the eight (8) conditions remaining. Voting Yea: Martinisko, Keehn, Owens, Eagleson.

- f. Conditional Use Permit Application for Vacation Home Establishment – 29 Lee Street – Budi Kusser

LOT B IN BLOCK 18 OF THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA, ALSO KNOWN AS 29 LEE STREET, ACCORDING TO P.L. ROGERS MAP.

Action Required:

1. Public Discussion
2. Approval/Denial by Planning and Zoning Commission

Mr. Kuchenbecker shared Conditional Use Permit Application for Vacation Home Establishment - 29 Lee Street - Budi Kusser, legally described as LOT B IN BLOCK 18 OF THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA, ALSO KNOWN AS 29 LEE STREET, ACCORDING TO P.L. ROGERS MAP. This property has operated as a legal non-conforming Vacation Home Establishment since 2022. The property was recently sold and the new owners are seeking to become compliant with City of Deadwood Zoning Ordinance 17.53.

Mr. Kuchenbecker shared there are currently four (4) Vacation Home Establishments located in the historic downtown core, not including hotels and motels. Customers seeking parking for 29 Lee Street would find it in the Broadway Parking Garage. Staff recommends the following conditions be placed on the Conditional Use Permit: 1. Should the property be sold, the Conditional Use Permit is null and void. 2. Sales tax number provided to the Planning and Zoning Department. 3. Building Inspector has inspected the building. 4. Commercial city water and sewer rates 5. BID taxes are paid 6. City of Deadwood Business License 7. Lodging License with South Dakota Department of Health on file with the Planning and Zoning Department. 8. All parking shall be off street.

Mr. Kuchenbecker also informed the Commission there are two (2) front doors to this establishment. The owners intend for one (1) door to enter to the second floor Vacation Home Establishment, and the other door to enter into a first floor retail establishment. The doors will be divided by a partition.

Commissioner Martinisko asked about past Conditional Use Permits for the property. Mr. Kuchenbecker explained the last owner was a legal non-conforming use allowed to operate without a permit under the current ordinances. With the sale of the property, the new owner will be required to obtain a Conditional Use Permit to operate a Vacation Home Establishment.

Mr. Martinisko inquired as to the number of bedrooms in the location. Staff confirmed there was one (1) bedroom, with more than one (1) bed.

Mr. Martinisko confirmed that there will be nine (9) conditions associated with the property, as follows: 1. Should the property be sold, the Conditional Use Permit is null and void. 2. Sales tax number provided to the Planning and Zoning Department. 3. Building Inspector has inspected the building. 4. Commercial city water and sewer rates 5. BID taxes are paid 6. City of Deadwood Business License 7. Lodging License with South Dakota Department of Health on file with the Planning and Zoning Department. 8. All parking shall be off street. 9. The Vacation Home Establishment shall be limited to only the second floor and the ground level used as retail space.

It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to approve the Conditional Use Permit Application for Vacation Home Establishment - 29 Lee Street - Budi Kusser with nine (9) conditions. Voting Yea: Martinisko, Keehn, Owens, Eagleson.

- g. Conditional Use Permit Application for Vacation Home Establishment – 140 Timm Lane – Glen Morovits

LOT 6 OF THE ARNIO SUBDIVISION OF M.S. 107, ACCORDING TO THE S.C. BERRY PLAT RECORDED IN PLAT BOOK 2 PAGE 88D, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Action Required:

1. Public Discussion
2. Approval/Denial by Planning and Zoning Commission

Mr. Kuchenbecker presented the Conditional Use Permit Application for Vacation Home Establishment - 140 Timm Lane - Glen Morovits legally described as LOT 6 OF THE ARNIO SUBDIVISION OF M.S. 107, ACCORDING TO THE S.C. BERRY PLAT RECORDED IN PLAT BOOK 2 PAGE 88D, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Since 2020, 140 Timm Lane has been used as a Vacation Home Establishment. The applicant wishes to become compliant with Deadwood Zoning Code 17.53. This property is located in a floodway and has off-street parking.

Mr. Kuchenbecker noted that staff recommends the following nine (9) conditions with the Conditional Use Permit: 1. Should the property be sold, the Conditional Use Permit is null and void. 2. Sales tax number provided to the Planning and Zoning

Department. 3. Building Inspector has inspected the building. 4. Commercial city water and sewer rates 5. BID taxes are paid 6. City of Deadwood Business License 7. Lodging License with South Dakota Department of Health on file with the Planning and Zoning Department. 8. All parking shall be off street. 9. Any new construction or substantial improvements to this property must meet Chapter 15.36 - Flood Hazard Protection Regulations.

Mr. Eagleson asked Mark Kazmer, Property Manager for 140 Timm Lane, for clarification on the property location. Mr. Kazmer confirmed the location via an aerial map.

It was moved by Commissioner Owens, and seconded by Commissioner Eagleson to approve Conditional Use Permit Application - 140 Timm Lane - Glen Morovits with nine (9) conditions. Voting Yea: Martinisko, Keehn, Owens, Eagleson.

- h. Conditional Use Permit Application for Specialty Resort – 21 Lincoln Ave – Aaron Sternhagen

LOTS 1, 2, 3, AND ADJOINING VACATED ALLEY AND THE SOUTHEASTERLY 10 FEET OF LOTS 12, 13 AND 14, IN BLOCK 42, ACCORDING TO P.L. ROGERS MAP OF THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Action Required:

1. Public Discussion
2. Approval/Denial by Planning and Zoning Commission

Mr. Kuchenbecker discussed Conditional Use Permit Application for Specialty Resort - 21 Lincoln Avenue - Aaron Sternhagen legally described as LOTS 1, 2, 3, AND ADJOINING VACATED ALLEY AND THE SOUTHEASTERLY 10 FEET OF LOTS 12, 13 AND 14, IN BLOCK 42, ACCORDING TO P.L. ROGERS MAP OF THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Since 2012, 21 Lincoln Avenue has operated as a Specialty Resort. The property is currently under contract to be sold and the prospective owner is seeking to maintain compliance with Zoning Code 17.53. Parking for several vehicles is available in the back of the property. Mr. Kuchenbecker clarified that a Specialty Resort is a Bed and Breakfast with six (6) to ten (10) bedrooms.

Mr. Kuchenbecker stated that on May 24, 2021 a complaint was documented regarding parking issues at the establishment. The city has received three (3) letters of support for this Specialty Resort to continue doing business under the new ownership. City staff suggests the following eight (8) conditions with this permit: 1. Should the property be sold, the Conditional Use Permit is null and void. 2. Sales tax number provided to the Planning and Zoning Department. 3. Building Inspector has inspected the building. 4. Commercial city water and sewer rates 5. BID taxes are paid 6. City of Deadwood Business License 7. Lodging License with South Dakota Department of Health on file with the Planning and Zoning Department. 8. All parking shall be off street.

Chairman Martinisko opened the meeting for public discussion.

Applicant, Aaron Sternhagen, clarified that the number of bedrooms on the property is seven (7). Neighbor, Kara Olson, stated she supports the Specialty Resort and has never encountered a problem as a result of the business. Commissioner Eagleson expressed his enjoyment of the property and business. Local business owner, Mike Perceovich, noted that since the parking complaint filed in 2021, a parking area has been built in the back.

It was moved by Commissioner Eagleson and seconded by Commissioner Owens to approve Conditional Use Permit Application for Specialty Resort - 21 Lincoln Avenue - Aaron Sternhagen with eight (8) conditions. Voting Yea: Martinisko, Keehn, Owens, Eagleson

- i. Conditional Use Permit Application for Bed and Breakfast Establishment – 25 Lincoln Ave – Aaron Sternhagen

LOTS 12, 13 AND 14, BLOCK 42 IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA, EXCEPT THE SOUTHEASTERLY 10 FEET OF LOTS 12, 13 AND 14 AND ONE-HALF OF THE VACATED ALLEY, BLOCK 42, PREVIOUSLY CONVEYED TO DENNIS L. MCKAY AND LINDA M. MCKAY. ALSO THAT PORTION OF LOTS E, F, AND G, BLOCK 35 OF PROBATE LOT 226 AND SOMETIMES REFERRED TO AS CHILD'S ADDITION TO THE CITY OF DEADWOOD, QUIT CLAIMED BY FRANCIS CANEVA TO LAWRENCE C. MCCKAY, ALL ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Action Required:

1. Public Discussion
2. Approval/Denial by Planning and Zoning Commission

Mr. Kuchenbecker introduced the Conditional Use Permit Application for Bed and Breakfast Establishment - 25 Lincoln Ave - Aaron Sternhagen legally described as LOTS 12, 13 AND 14, BLOCK 42 IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA, EXCEPT THE SOUTHEASTERLY 10 FEET OF LOTS 12, 13 AND 14 AND ONE-HALF OF THE VACATED ALLEY, BLOCK 42, PREVIOUSLY CONVEYED TO DENNIS L. MCKAY AND LINDA M. MCKAY. ALSO THAT PORTION OF LOTS E, F, AND G, BLOCK 35 OF PROBATE LOT 226 AND SOMETIMES REFERRED TO AS CHILD'S ADDITION TO THE CITY OF DEADWOOD, QUIT CLAIMED BY FRANCIS CANEVA TO LAWRENCE C. MCCKAY, ALL ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Since 2020, this property has been operating as a Bed and Breakfast. The property is currently under contract to be sold. The prospective owner is seeking to maintain compliance with Zoning Code 17.53.

Mr. Kuchenbecker added this property received a complaint regarding parking on May 14, 2021. Since that time, additional parking has been created in the back of the property. The city has received three (3) letters of support for this Bed and Breakfast to continue doing business under the new ownership. City staff recommends the following conditions with the Conditional Use Permit: 1. Should the property be sold, the Conditional Use Permit is null and void. 2. Sales tax number provided to the Planning and Zoning Department. 3. Building Inspector has inspected the

building. 4. Commercial city water and sewer rates 5. BID taxes are paid 6. City of Deadwood Business License 7. Lodging License with South Dakota Department of Health on file with the Planning and Zoning Department. 8. All parking shall be off street.

It was moved by Commissioner Owens and seconded by Commissioner Keehn to approve Conditional Use Permit Application for Bed and Breakfast Establishment - 25 Lincoln Avenue - Aaron Sternhagen with eight (8) conditions. Voting Yea: Martinisko, Keehn, Owens, Eagleson

- j. Review and recommendation to City Commission on possible amendment to Deadwood Codified Ordinance within Chapter 17.53 - Transient Commercial Use of Property.

Mr. Kuchenbecker stated that the City Commission has directed the Planning and Zoning office to consider density restrictions within districts zoned C1 - Commercial and CH - Commercial Highway. Due to a high percentage of residences located within these districts being used as Short-Term Rentals, an amendment to Deadwood Codified Ordinance Chapter 17.53 is being considered. The amendment would require a distance of two hundred (200) feet between properties used as Short-Term Rental establishments.

Commissioner Martinisko asked for clarification on future sales of properties in the affected zones and asked if future buyers would be unable to turn their homes into Short-Term Rentals after purchasing them. Mr. Kuchenbecker confirmed that future owners would be unable to convert their homes into Short-Term Rentals if there was another within 200 feet of the purchased property.

Commissioner Keehn stated he liked the idea, but was concerned future property owners would not. Mr. Kuchenbecker responded the majority of Short-Term Rental operators are from out of town and the change would result in more housing for locals. Commissioner Keehn reiterated that the ordinance change is something that should be considered.

Commissioner Martinisko added that homes for residents are needed. Commissioner Owens asked if properties operating as Short-Term Rentals at the time of the ordinance change would be "grandfathered" in until sold in the future. Mr. Kuchenbecker responded in the affirmative stating they would be legal non-conforming unless sold.

Mr. Kuchenbecker stated that further public discussions would occur later.

6. Items from Citizens not on Agenda

(Items considered but no action will be taken at this time.)

7. Items from Staff

- a. Fassbender Collection Newsletter - 1st Quarter 2024

Mr. Kuchenbecker mentioned the Q1 2024 Fassbender newsletter located within the agenda packet for today's meeting.

Mr. Kuchenbecker discussed the FEMA project. Phase 1A and 1B will stretch from the Deadwood Mountain Grand to Cemetery Street. This project will include new

asphalt, buried utility lines and a fence along Water Street. The Sherman Street parking lot is nearing completion. Stabilization of the creek bank near the Comfort Inn will soon occur.

Mr. Kuchenbecker shared a meeting with the Department of Transportation was held to discuss vehicular/pedestrian safety. In addition, the box culvert project is being pushed out to 2030 due to budgetary constraints.

Mr. Kuchenbecker stated that the Planning and Zoning office was recently trained by the city's third-party monitoring service, Deckard.

Resident Nyla Griffith asked when the Mickelson trailhead would be open again. Mr. Kuchenbecker replied Memorial Day.

Commissioner Martinisko asked staff about the status of the trail at the Welcome Center. Mr. Kuchenbecker stated that project is out for bid. The bid should be awarded this summer and completed by October 31, 2024. Mr. Kuchenbecker also commented that the Fuller Brothers trail should move forward soon.

8. Adjournment

It was moved by Commissioner Owens and seconded by Commissioner Keehn to adjourn the Planning and Zoning Commission Meeting. Voting Yea: Martinisko, Keehn, Bruce, Owens, Eagleson.

There being no further business, the Planning and Zoning Commission adjourned at 4:43 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Leah Blue-Jones, Zoning Coordinator

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

PLANNING AND ZONING COMMISSION CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: May 15, 2024
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
RE: Annual Review - Conditional Use Permit – Bed & Breakfast

APPLICANT(S): Rick & Chris Jordan
PURPOSE: Annual Review – Conditional Use Permit – Bed & Breakfast
ADDRESS: 768 Main Street
Deadwood, Lawrence County, South Dakota
LEGAL DESCRIPTION: PART OF LOTS 46 & 47, BLOCK 23, ORIGINAL TOWNSITE, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.
FILE STATUS: Legal obligations appear in compliance.
ZONE: R2 – Residential District
STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: R1 – Residential District	Residential
South: R2 – Residential District	Multi-Family Residential
East: C1 – Commercial District	Commercial Parking Lot
West: R2 – Residential District	Multi-Family Residential

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 May 19, 2022, to operate a Bed & Breakfast establishment at 768 Main Street.

The subject property is located on upper Main Street and is surrounded by different zoning classifications, including Residential, Public Use, Commercial and Park Forest.

FACTUAL INFORMATION

1. The property is currently zoned R2 – Multi-Family Residential District.
2. The subject property has access from Main Street.
3. The subject property is located within a low-density land use classification on the adopted Zoning Map.
4. The property is not in a Flood Zone.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by a mixture of single-family and multi-family dwellings, commercial and public use areas.

STAFF DISCUSSION

The applicant was granted a Conditional Use Permit for a Bed & Breakfast establishment and City regulations permit Bed & Breakfast establishments in R2- Residential Districts with an approved Conditional Use Permit. The subject property is a one (1) bedroom, one (1) bath duplex located on the subject property. Renters can park in two leased parking spaces near the establishment.

“Bed & Breakfast establishment” means:

Any building or buildings run by an operator that is used to provide accommodations for a charge to the public, with at most five (5) rental units for up to an average of ten (10) guests per night in which family style meals are provided as defined and permitted by the State of South Dakota and this Title.

COMPLIANCE:

This Bed & Breakfast has been in continual use over the last 12 months.

According to Deckard – Rentalscape the property was booked 167 nights in the past 12 months and has received very good reviews.

No complaints are on record for this establishment.

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

Conditional Use Permit Review – Bed & Breakfast
768 Main Street
May 15, 2024

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 abides by the parking requirements associated with short-term rentals. This area is of mixed 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 R2– Multi-Family Residential District and is intended to provide locations for medium density, multiple family units such as duplexes, townhouses, condominiums, and apartment developments.

- 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 proposed use should 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 neighborhood. There has been no change in the size of the dwelling.

- D. The previously approved Conditional Use Permit is still in use, and when influenced by matters pertaining to the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Policy Plan, this ordinance, or any other plan, program, map or ordinance adopted, or under consideration pursuant to official notice, by the city or other governmental agency having jurisdiction to guide growth and development.

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 does have additional short-term rentals in the immediate area. The appearance of the structure has not changed; therefore, the character and use of the buildings and structures adjoining the subject property has not been adversely affected.

- E. Whether or not the current use in the proposed area has been adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this section.

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. Following the review of a conditional use permit pursuant to the provisions of this ordinance, such permit may be amended, varied, or altered only pursuant to the standards and procedures established by this section for its original approval.
- B. 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 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.
- C. 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.
- D. 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.
- E. If the use permitted under the terms of a Conditional Use Permit ceases, 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

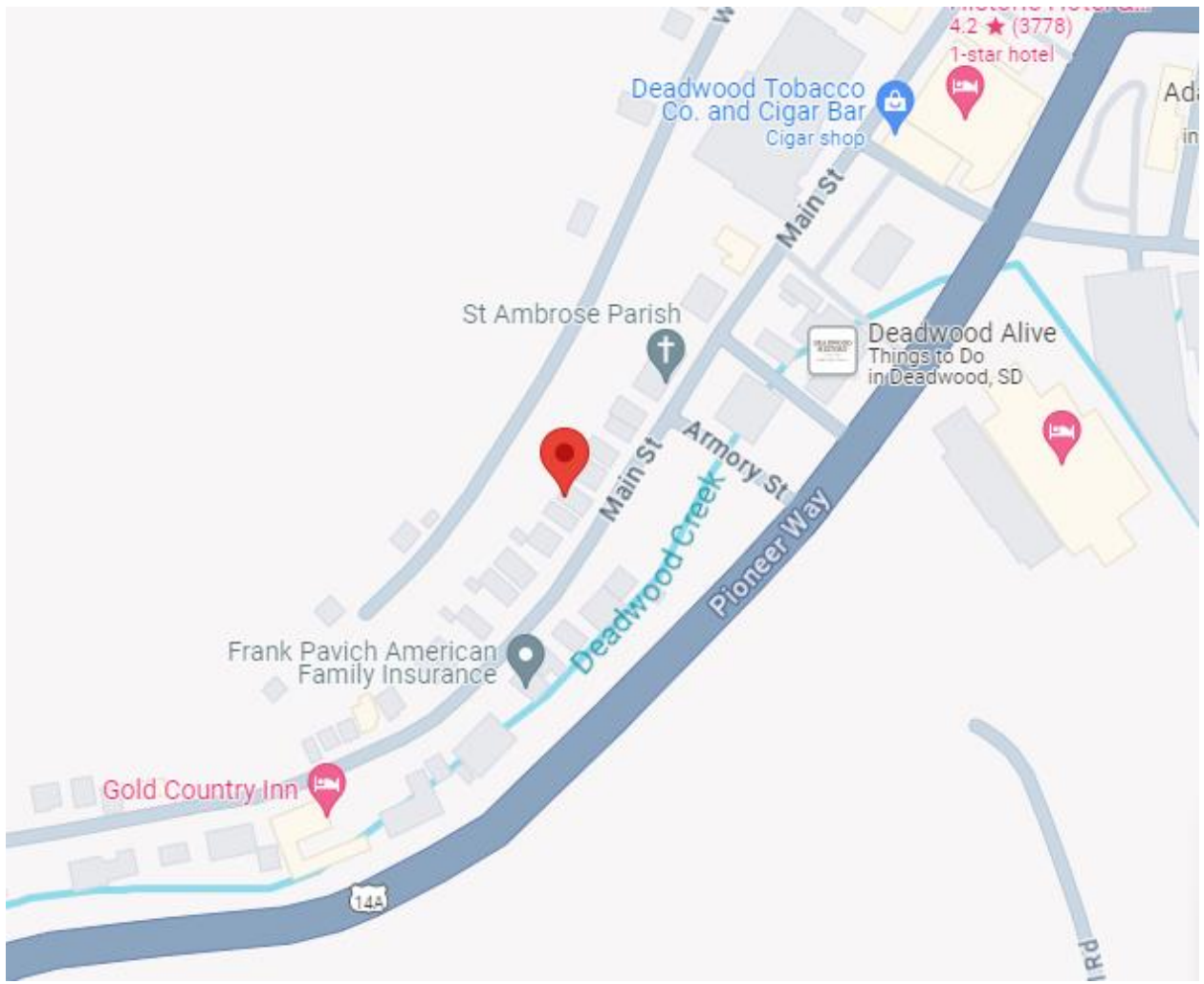
further use or work as described in the canceled permit shall not proceed, unless and until a new conditional use permit has been obtained.

If approved, staff recommendations for stipulation(s):

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 has been 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 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.

ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



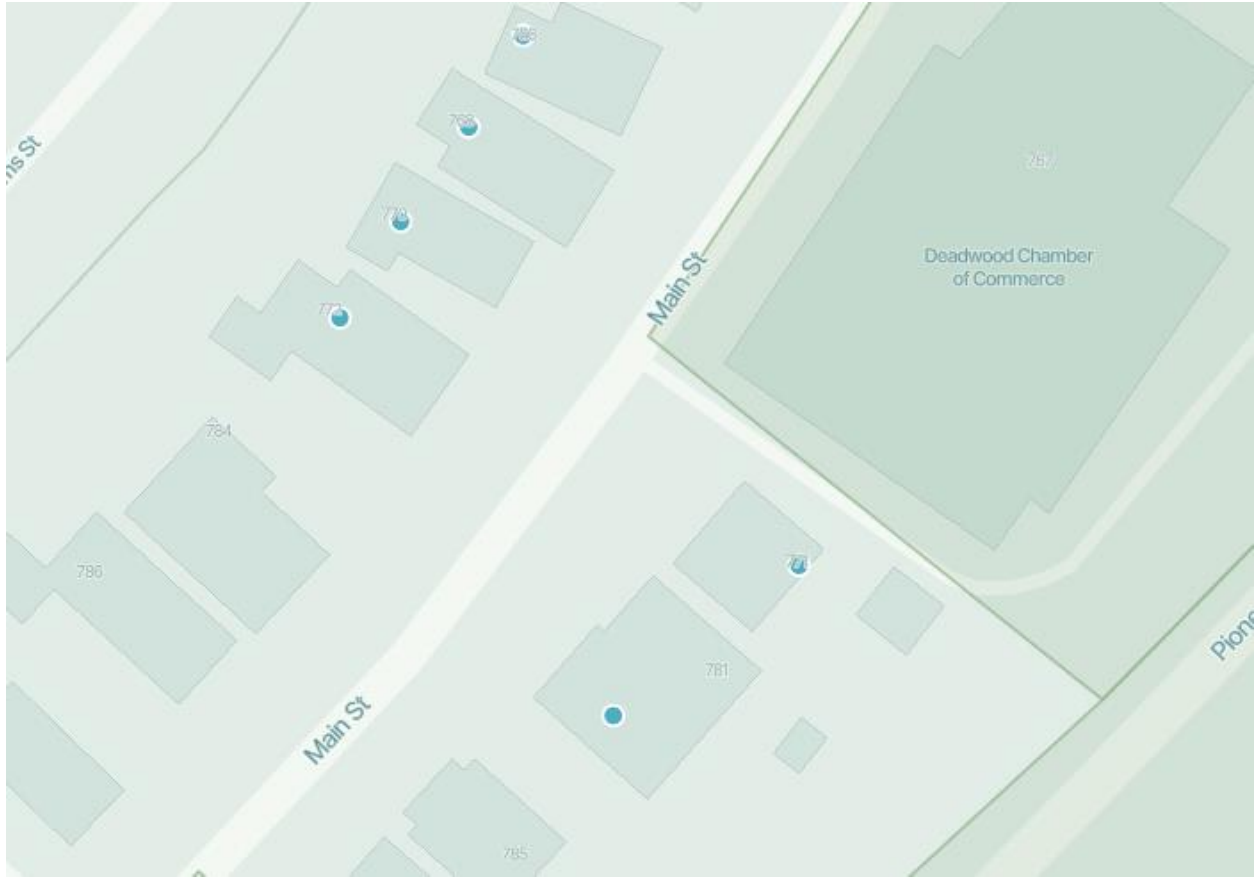
Map showing location of 768 Main Street, Deadwood, SD 57732.





Aerial photo showing location of 768 Main Street, Deadwood, SD 57732.





Map showing locations of nearby Short-Term Rentals to 768 Main Street.





Get the app



Home > Vacation Rentals > United States of America > South Dakota > Lawrence County > Deadwood >

STAY AT THE JORDAN HOUSE IN THE ❤️ OF DEADWOOD! PERFECT FOR COUPLES!, Deadwood

See all properties



Save

Apartment

STAY AT THE JORDAN HOUSE IN THE ❤️ OF DEADWOOD! PERFECT FOR COUPLES!



Going to
Deadwood, So...



Dates



Travelers
2 travelers

Search



Overview

Amenities

Policies

Location

10/10 Exceptional

See all 38 reviews >



1 bedroom



1 bathroom



Sleeps 2

Popular amenities



Kitchen



Washer



Dryer



Free WiFi



Air conditioning

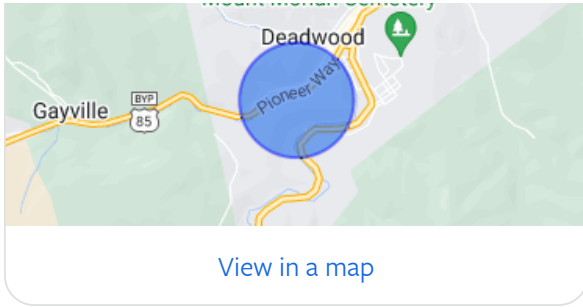






Outdoor Space

See all >

Explore the area





-  Silverado 3 min walk
-  Deadwood Mountain Grand 4 min walk
-  Cadillac Jacks Casino 16 min walk
-  Rapid City, SD (RAP-Rapid City Regional) 59 min drive

[See more >](#)

deadwood, SD

Rooms & beds

1 bedroom (sleeps 2)

Bedroom 1



1 Queen Bed

1 bathroom

Bathroom 1



Bathtub or shower · Toilet

Spaces



Deck or patio



Kitchen



Kitchenette

[See all rooms and beds details](#)

About this property

STAY AT THE JORDAN HOUSE IN THE ❤️ OF DEADWOOD! PERFECT FOR COUPLES!

This quaint home is on Deadwoods Historic Registry and located on Historic Main Street. A quiet residential neighborhood just two blocks from the action! You'll be staying in one bedroom apartment with a queen sized bed, full kitchen and private bath. Laundry facilities are available. Designated off street parking for vehicles, no room for trailers.

 Check-in
Select date

 Check-out
Select date

 Travelers
1 room, 2 travelers

Check availability

Amenities

 Kitchen

 Washer

 Dryer

 Free WiFi

 Air conditioning

 Outdoor Space

[See all 37 amenities](#)

House Rules

Check in after 3:00 PM

Minimum age to rent: 18

Check out before 11:00 AM

 **Children**

Adults only

Open patio



Events

No events allowed

Residential area, no parties or events allowed



Pets

No pets allowed



Smoking

Smoking is not permitted

This unit is a tri-plex in a residential area. To respect any other guests that may be staying, please keep noise to a minimum between 10 pm and 8 am.

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Note from host: Residential area, no parties or events allowed

Safety features at this property include a carbon monoxide detector, a fire extinguisher, a smoke detector, a first aid kit, and a deadbolt lock

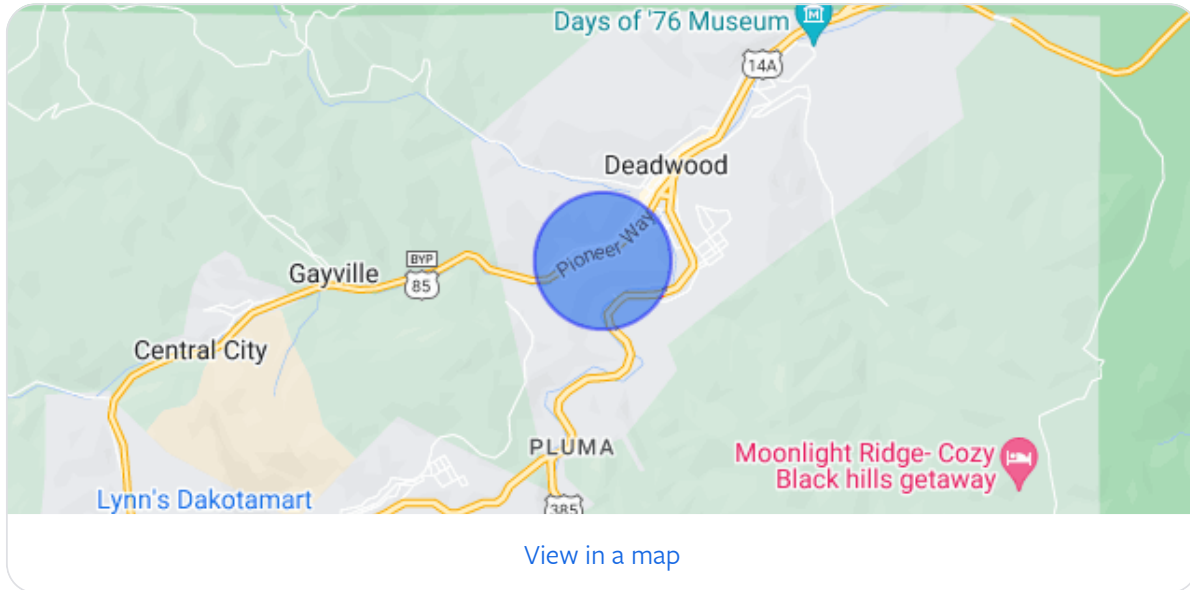
About the neighborhood

Deadwood

This apartment is located in Deadwood. Adams Museum and Adams House Museum are cultural highlights, and some of the area's activities can be experienced at Terry Peak Ski Area and Deer Mountain

Ski Area. Deadwood Chamber of Commerce & Visitors Bureau and Homestake Gold Mine are also worth visiting.

[View more Apartments in Deadwood](#)



What's nearby

- Silverado - 3 min walk
- Deadwood Mountain Grand - 4 min walk
- Gold Dust Casino & Hotel - 5 min walk
- Mount Moriah Cemetery - 15 min walk
- Cadillac Jacks Casino - 16 min walk

Restaurants

- Mustang Sally's - 7 min walk
- Saloon No 10 - 5 min walk
- Paddy O'Neill's Irish Pub & Grill - 12 min walk
- Tin Lizzie Casino & Restaurant - 12 min walk
- Gold Dust Casino - 4 min walk

Getting around

- Rapid City Regional Airport (RAP) - 59 min drive

10 Exceptional
38 reviews

Reviews are presented in chronological order, subject to a moderation process, and verified unless otherwise labeled.

[Learn more](#)

10 - Excellent	37
8 - Good	0
6 - Okay	1

4 - Poor

0

2 - Terrible

0

10/10

Cleanliness

10/10

Amenities

10/10

Property conditions & facilities

10/10

Eco-friendliness

10/10

Check-in

10/10

Communication

10/10

Location

10/10

Listing accuracy

10/10 Excellent

4ArmyLife

Mar 15, 2024

😊 Liked: Cleanliness, check-in, communication, location, listing accuracy

Cute little place

Perfect for two.

Stayed 1 night in Mar 2024

👍 0

10/10 Excellent

jared k.

Feb 21, 2024

😊 Liked: Cleanliness, check-in, communication, location, listing accuracy

Deadwood

Great place

Stayed 1 night in Feb 2024

👍 0

10/10 Excellent

Christina K.

Feb 8, 2024

😊 Liked: Cleanliness, check-in, communication, location, listing accuracy

We love visiting Deadwood!

We love this apartment and how close it was to Deadwood! Perfect for two people...super clean and extremely friendly hosts! Thank you for your hospitality!

Stayed 7 nights in Jan 2024



10/10 Excellent

Brian D.

Nov 21, 2023

😊 Liked: Cleanliness, check-in, communication, location, listing accuracy

Deadwood

Exceeded our expectations. Definitely will stay again.

Stayed 1 night in Nov 2023



10/10 Excellent

Tracia R.

Nov 3, 2023

😊 Liked: Cleanliness, check-in, communication, location, listing accuracy

Awesome place to stay in Deadwood

The Jordan House is perfect for any couple coming to stay in Deadwood. It's a very well furnished, cozy, 1-bedroom apartment very close to downtown Deadwood. Rick and Chris are fantastic hosts and were very responsive to my messages. They provided English Muffins and Bagels, water and some juices, which was very much appreciated. They also provided some toiletries and other items - they thought of everything, in my opinion. When we arrived, the fireplace was going and they left a light on

[See more](#)

Stayed 4 nights in Oct 2023



[See all reviews](#)

About the host

Your host



Premier Host

🏠 They consistently provide great experiences for their guests

[Share feedback](#)



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Company

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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

PLANNING AND ZONING COMMISSION CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: May 15, 2024
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
RE: Annual Review - Conditional Use Permit – Bed & Breakfast

APPLICANT(S): Deanna & Thomas Smith
PURPOSE: Annual Review – Conditional Use Permit – Bed & Breakfast
ADDRESS: 29 Van Buren Street
Deadwood, Lawrence County, South Dakota
LEGAL DESCRIPTION: THE SOUTHERLY 57 FEET OF LOTS 21, 22, 23 AND 24, BLOCK 50, ORIGINAL TOWNSITE, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.
FILE STATUS: Legal obligations appear in compliance.
ZONE: R1 – Residential District
STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: R1 – Residential District	Residential
South: R1 – Residential District	Residential
East: R1 – Residential District	Residential
West: R1 – Residential District	Residential

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 May 4, 2022, to operate a Bed & Breakfast establishment at 29 Van Buren Street.

The subject property is in the Presidential Neighborhood and is surrounded by residential homes.

FACTUAL INFORMATION

1. The property is currently zoned R1 –Residential District.
2. The subject property has access from Van Buren Avenue.
3. The subject property is located within a very low-density land use classification on the adopted Zoning Map.
4. The property is not located in a Flood Zone.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by a mixture of single-family and multi-family dwellings.

STAFF DISCUSSION

The applicant was granted a Conditional Use Permit for a Bed & Breakfast establishment and City regulations permit Bed & Breakfast establishments in R1- Residential Districts with an approved Conditional Use Permit. The subject property is a four (4) bedroom, three (3) bath single family residence located on the subject property. Renters can park up to four (4) cars in the detached garage/carport.

“Bed & Breakfast establishment” means:

Any building or buildings run by an operator that is used to provide accommodations for a charge to the public, with at most five (5) rental units for up to an average of ten (10) guests per night and in which family style meals are provided as defined and permitted by the State of South Dakota and this Title.

COMPLIANCE:

This Bed & Breakfast has been in continual use over the last 12 months.

According to Deckard – Rentalscape the property was booked 124 nights in the past 12 months and has received very good reviews.

No complaints are on record for this establishment.

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:

Conditional Use Permit Review – Bed & Breakfast
29 Van Buren Street
May 15, 2024

- 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 abides by the parking requirements associated with short-term rentals. This area is of mixed 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 R1-Residential District and is intended to provide locations for medium density, multiple family units such as duplexes, townhouses, condominiums, and apartment developments.

- 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 proposed use should 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 neighborhood. There has been no change in the size of the dwelling.

- D. The previously approved Conditional Use Permit is still in use, and when influenced by matters pertaining to the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Policy Plan, this ordinance, or any other plan, program, map or ordinance adopted, or under consideration pursuant to official notice, by the city or other governmental agency having jurisdiction to guide growth and development.

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 does have additional short-term rentals in the immediate area. The appearance of the structure has not changed; therefore, the character and use of the buildings and structures adjoining the subject property has not been adversely affected.

- E. Whether or not the current use in the proposed area has been adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this section.

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. Following the review of a conditional use permit pursuant to the provisions of this ordinance, such permit may be amended, varied, or altered only pursuant to the standards and procedures established by this section for its original approval.
- B. 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 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.
- C. 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.
- D. 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.
- E. If the use permitted under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, said permit shall expire and be canceled by the City Planning Department. Written notice

Conditional Use Permit Review – Bed & Breakfast
29 Van Buren Street
May 15, 2024

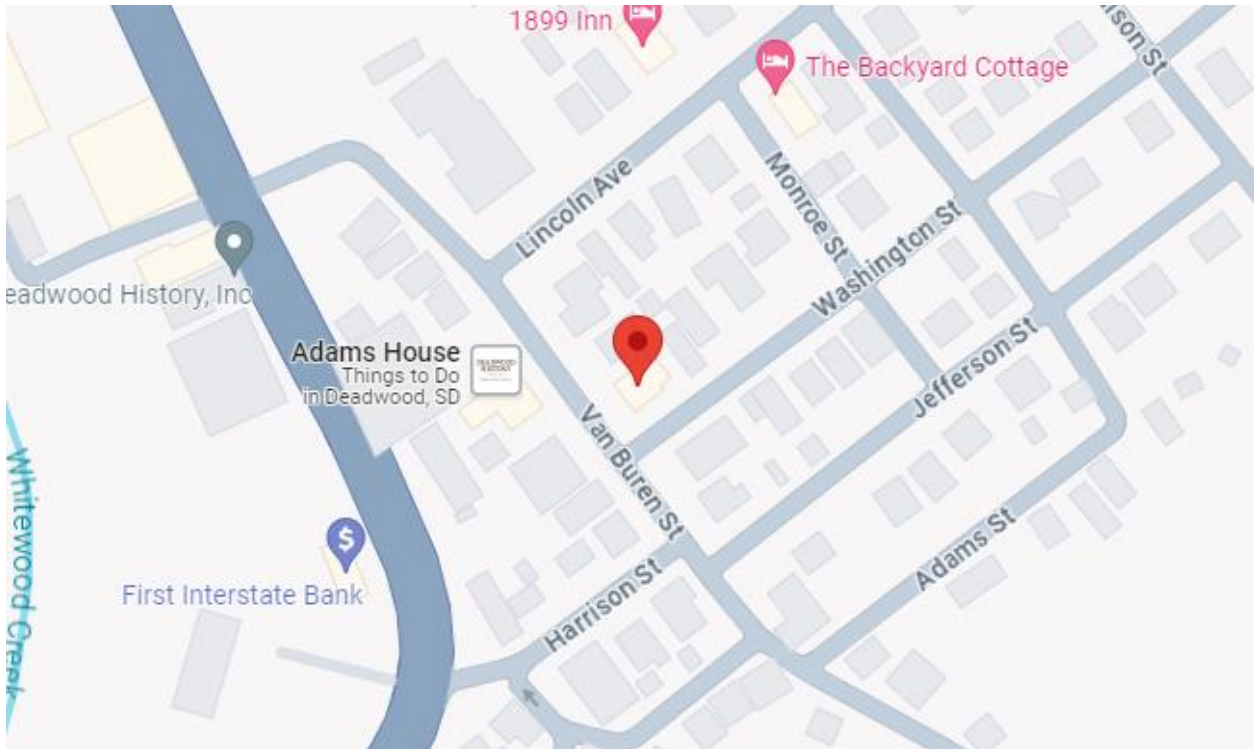
thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new conditional use permit has been obtained.

If approved, staff recommendations for stipulation(s):

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 has been 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.

ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



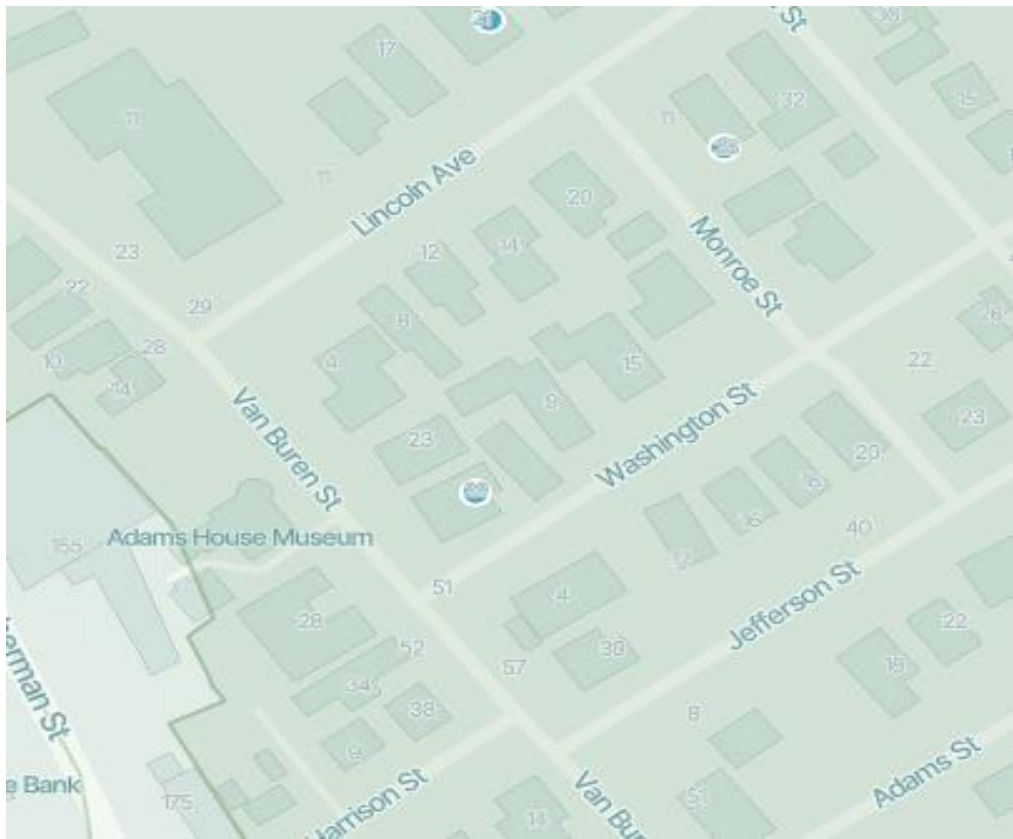
Map showing location of 29 Van Buren Street, Deadwood, SD 57732.





Aerial photo showing location of 29 Van Buren Street, Deadwood, SD 57732.





Map showing locations of nearby Short-Term Rentals to 29 Van Buren Street.



Steps to Main St. Deadwood Historic 4 BDRM Home

[Share](#) [Save](#)



Entire home in Deadwood, South Dakota

8 guests · 4 bedrooms · 6 beds · 3 baths

5.0
★★★★★
16
Reviews

Hosted by Courtney
 Superhost · 3 years hosting

Self check-in
 Check yourself in with the keypad.

Great location
 100% of recent guests gave the location a 5-star rating.

Courtney is a Superhost
 Superhosts are experienced, highly rated Hosts.

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest ▼	

[Check availability](#)

[Report this listing](#)

RENOVATED HISTORIC HOME located IN DEADWOOD - 4 large BDRMs, 3 BATH with original cast iron tub, and walk-in showers. Located just steps to Main St. Deadwood and the Michelson Trail for biking and hiking. Spacious living spaces, a bar/game room, gorgeous kitchen, AIR COND., outdoor patio dining area. FREE Wi-Fi. HISTORY, CHARM & ALL of the amenities you are looking for a fantastic Black Hills ADVENTURE. FREE off-street parking in detached garage/carport for 3-4 cars. Complimentary breakfast....

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Where you'll sleep

1/2  













Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

-  Mountain view
-  Kitchen
-  Wifi
-  Dedicated workspace
-  Free residential garage on premises – 4 spaces
-  HDTV with DVD player
-  Free washer – In building
-  Free dryer – In unit
-  Central air conditioning
-  Exterior security cameras on property

Show all 62 amenities

Accessibility features

This info was provided by the Host and reviewed by Airbnb.



Guest entrance and parking
Accessible parking spot

Show all feature details

Select check-in date

Add your travel dates for exact pricing

April 2024							May 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6				1	2	3	4
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30					26	27	28	29	30	31	



[Clear dates](#)



Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating

5
4
3
2
1

Cleanliness

5.0



Accuracy

5.0



Check-in

5.0



Communication

5.0



Location

5.0



Value

4.9



Heather

Harrisburg, South Dakota

★★★★★ · 3 weeks ago · Group trip

Beautiful 2 story bed and breakfast home in a quiet neighborhood minutes from walking to downtown. Deann was a wonderful host and Courtney was always responsive with questions we had. Such a beautiful place the family remodeled with updated amenities. I highly recommend anyone who is interested in staying here to do so! We lived the continental breakfast, comfortable beds and luxury linens and bath towels.

[Show more](#)



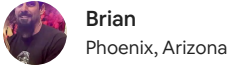
Aaron

2 years on Airbnb

★★★★★ · December 2023 · Group trip

I booked the house and had a larger group of 8 people for a Company Christmas party. The home was spotless clean, everyone had plenty of space, and it could not have worked better for us. The fresh made breakfast ready to heat and serve was wonderful! Would absolutely stay again.....

[Show more](#)



Brian
Phoenix, Arizona

★★★★★ · September 2023 · Stayed a few nights

Great historic house and fantastic host! Very clean and everything is in walking distance. Highly recommend and look forward to coming back!



John
1 year on Airbnb

★★★★★ · August 2023 · Group trip

Easy walk to Main Street and a beautiful place to stay. We loved the antique furniture and the continental breakfast the next morning waiting for us great!



Dave
2 years on Airbnb

★★★★★ · August 2023 · Group trip

We had a very pleasant stay. This is an excellent location in Deadwood and Courtney is an outstanding host. It is an immaculate kept house with great parking, an easy walk into town within a quiet neighborhood. Definitely a place to stay again. It could not have had a better experience. Many thanks to Courtney.

[Show more](#)



Leslie
8 months on Airbnb

★★★★★ · July 2023 · Stayed a few nights

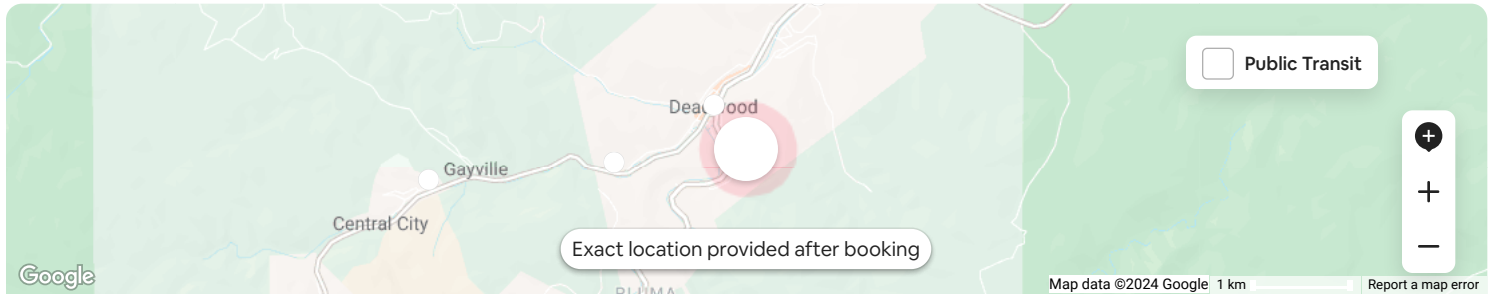
Having never stayed in an AirBNB before, we loved having our own space and everyone having room to spread out. And a home base to come "home" to each night after day-tripping around the Black Hills was wonderful! Our hosts made us feel right at home with home cooked food in the fully stocked fridge and recommended restaurants and sightseeing locations (along with maps) out on the table. They were near-by if we needed them, but never...

[Show more](#)

Show all 16 reviews

Where you'll be

Deadwood, South Dakota, United States



We verified that this listing's location is accurate. [Learn more](#)

Neighborhood highlights

Private historical residential neighborhood. Located across the street from the famous Adam's house.



[Show more >](#)



Hosted by Courtney

Joined in April 2021

★ 18 Reviews

✔ Identity verified

🏆 Superhost

During your stay

Your hosts are available to cater to your needs if requested. Your privacy and enjoyment of the home is our utmost priority. The entire home is included in your reservation, there are not any areas of the home shared with additional guests or your hosts.

Courtney is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Response rate: 100%

Response time: within an hour

Contact Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

Check-in: 4:00 PM - 6:00 PM

Checkout before 11:00 AM

8 guests maximum

[Show more >](#)

Safety & property

Security camera/recording device

Carbon monoxide alarm

Smoke alarm

[Show more >](#)

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates >](#)

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Vacation rentals

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Vacation rentals

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Vacation rentals

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Vacation rentals

Lead
Vacation rentals

Gillette
Vacation rentals

Keystone
Vacation rentals

Hot Springs
Vacation rentals

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Deadwood monthly stays

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House vacation rentals in United States

Family-friendly vacation rentals in Deadwood

Vacation rentals with outdoor seating in Deadwood

Vacation rentals with outdoor seating in Lawrence County

House vacation rentals in Lawrence County

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- AirCover
- Anti-discrimination
- Disability support
- Cancellation options
- Report neighborhood concern

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 English (US)  USD

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