



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, October 02, 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 September 19, 2024 Planning and Zoning Commission meeting.
4. **Sign Review Commission**
5. **Planning and Zoning Commission**
 - a. Plat Application - Move Lot Line and Create New Lot - Tract F1, F2 and G1 of McGovern Hill Road (J. Martin) legally described as Plat of Tracts F1, F2 and G1 of the Crawford Addition II formerly Tracts F and G of Crawford Addition II and a portion of Probate Lot 299 City of Deadwood, Lawrence County, South Dakota located in the NE 1/4 of Section 27 and the NW 1/4 of Section 26, T5N, R3E, B.H.M.

Action Required:
 1. Approval/Denial by the Deadwood Planning and Zoning Commission
 - b. Continuation of Annual Review - Conditional Use Permit - Bed and Breakfast Establishment - 7 Spring Street (Kenneth Steier) legally described as Lots X, a replat of Lots 1, 2, and 3, Block 1, Miricks Addition and a portion of MS 735, located in the City of Deadwood, Lawrence County, South Dakota.

Actions:
 1. Public discussion
 2. Approve/Deny continued use of Conditional Use Permit
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, September 18, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The meeting of the Planning and Zoning Commission was called to order by the Chairman Martinisko on Wednesday, September 18, 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 Blake Joseph

ABSENT

Commissioner (Secretary) Dave Bruce

STAFF PRESENT

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

3. Approval of Minutes

- a. Approve the Minutes of the September 4, 2024 Planning and Zoning Commission Meeting

It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to approve the minutes from the September 4, 2024 Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Eagleson.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Plat Application - Division of Property and Creating Property Lines - Tract 1A of Miller Street - City of Deadwood legally described as Plat of Tract 1A of the Miller Street Subdivision, formerly a portion of Tract 1 of the Miller Street Subdivision, Original Town of Deadwood per P.L. Rogers Map, located in the SW 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

Mr. Kuchenbecker introduced Plat Application - Division of Property and Creating Property Lines - Tract 1A of Miller Street - City of Deadwood and explained the lot had infrastructure on it at one time and was subsequently deeded to the City of Deadwood by the previous owners of 51 Sherman Street. The property no longer has infrastructure and is of no further use to the City of Deadwood. The city is planning to transfer the lot to the current owners of 51 Sherman Street. The re-platting of the lot is necessary in preparation for the transfer.

Discussion occurred between the Commission and surveyor, Randy Deibert, as to the process of transferring the property.

It was moved by Commissioner Eagleson and seconded by Commissioner Keehn to approve Plat Application - Division of property and creating property lines - Tract 1A of Miller Street - City of Deadwood. Voting yea: Martinisko, Keehn, Owens, Eagleson.

- b. Plat Application - Combine Lots - Landmark Tract (R. Deibert) legally described as Plat of the Landmark Tract of the City of Deadwood, formerly Lot 13, Lot 15, Lot 17, Lot 19, Lot 21, Lot 23, Lot 25, Lot 26, Lot 27 and the vacated alley between Lot 23 and Lot 25 all in Block 30 of the City of Deadwood according to the P.L. Rogers Map of the City of Deadwood; less and except Tract 1 of Miller Street subdivision according to Plat Document #2012-05646, and less and except Wild Bill Lot according to Plat Document #2012-03484, all located in the SW 1/4 of Section 23, Township 5 North, Range 3 East of the Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

Mr. Kuchenbecker discussed Plat Application - Combine Lots - Landmark Tract (R. Deibert) and explained this plat would combine several lots into a single lot by removing interior lot lines, as the current configuration of the lots creates delays in the building permit process.

It was moved by Commissioner Owens and seconded by Commissioner Eagleson to approve Plat Application - Combine Lots - Landmark Tract (R. Deibert). Voting yea: Martinisko, Keehn, Owens, Eagleson.

- c. Application for Temporary Vendors License - Revive 605 (L. Murphey)

Action Required:

1. Approve/Deny Application for Temporary Vendors License - Revive 605 (L. Murphey).

Mr. Kuchenbecker discussed Application for Temporary Vendors License - Revive 605 (L. Murphey). The company would like to provide IV therapy in the lobby of 360 Main Street from October 25 - November 8, 2024.

Commissioner Eagleson inquired what regulations are in place for a company providing IV therapy. Ms. Blue-Jones responded state law requires IV treatments be provided by a Registered Nurse, which both owners are.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Temporary Vendors License - Revive 605 (L. Murphey). Voting yea: Martinisko, Keehn, Owens, Eagleson.

- d. Review Findings of Fact and Conclusion for Conditional Use Permit - Vacation Home Establishment at 29 Lee Street (B. Kusser) legally described as Lot B in Block 8 of the City of Deadwood, Lawrence County, South Dakota, also known as 29 Lee Street, according to P.L. Rogers Map. (Approved with conditions by P&Z Commission on May 1, 2024 and Board of Adjustment on May 20, 2024).

Mr. Kuchenbecker introduced Findings of Fact and Conclusion for Conditional Use Permit - Vacation Home Establishment at 29 Lee Street (B. Kusser) and stated the nine (9) conditions required by the Planning and Zoning and City Commissions have been met.

It was moved by Commissioner Owens and seconded by Commissioner Eagleson to approve Findings of Fact and Conclusion for Conditional Use Permit - Vacation Home Establishment at 29 Lee Street (B. Kusser). Voting yea: Martinisko, Keehn, Owens, Eagleson.

- e. Annual Review - Conditional Use Permit - Vacation Home Establishment - 36 Water Street - Deadwood Rentals (Trinity Conrad) legally described as Tract A, an 8' platted alley and a portion of Lot R-1 of the City of Deadwood railroad property all located in the Hillsdale addition to the City of Deadwood, in the NW 1/4 of Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota; and, Tract B-1, McGovern Hill addition of the City of Deadwood, located in the NW 1/4 of Section 26 T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Actions:

1. Approve/Deny continued use of Conditional Use Permit

Mr. Kuchenbecker continued the discussion of Annual Review - Conditional Use Permit - Vacation Home Establishment - 36 Water Street - Deadwood Rentals (T. Conrad), reviewed the Staff Report and introduced property owner, Trinity Conrad, to the Commission.

Mr. Kuchenbecker explained the property has a pending Lodging License from the South Dakota Department of Health (SDDOH) due to their requirement for Vacation Home Establishments to have an egress window. Because the property is a historic resource, the property has been permitted to operate with a pending license until a legislative resolution occurs.

Discussion has occurred with state officials about the possibility of a change in legislation as well as the conflict between state requirements and Historic Preservation requirements. Further discussion about safety issues also occurred. Ms. Conrad expressed that she is in compliance with all regulations with the exception of the replacement of the historic windows. The window dimensions required by the state are one-half an inch (1/2") larger than her current historic windows.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit - Vacation Home Establishment - 36 Water Street - Deadwood Rentals (T. Conrad). Voting yea: Martinisko, Keehn, Owens, Eagleson.

- f. Annual Review - Conditional Use Permit - Vacation Home Establishment - 819 Main Street (Trinity Conrad) legally described as Lot 12 in Block A of Sunnyside addition to the City of Deadwood as set out in Plat Book 3 Page 251, Lawrence County, South Dakota, except that part deeded to the State of South Dakota for highway purposes as set out in Book 372 page 58 and Page 168; and, Tract A-1 in Block A, a replat of Tracts "A" and "B" of the subdivision of Lot 13, Block A of Sunnyside addition, located in the NW 1/4 NE 1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota, according to Plat filed in Document No. 2001-4003.

Actions:

1. Approve/Deny continued use of Conditional Use Permit

Mr. Kuchenbecker continued the discussion of Annual Review - Conditional Use Permit - Vacation Home Establishment - 819 Main Street (T. Conrad) and explained the property at 819 Main Street also has a pending license from the State of South Dakota Department of Health due to the size of the historic windows in the building.

It was moved by Commissioner Owens and Commissioner Keehn to approve Annual Review - Conditional Use Permit - Vacation Home Establishment - 819 Main Street (T. Conrad). Voting yea: Martinisko, Keehn, Owens, Eagleson.

6. Items from Citizens not on Agenda

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

7. Items from Staff

Commissioner Eagleson advised the Friday Farmers Market is closed for the 2024 season.

Mr. Kuchenbecker stated a walk-through for the final phase of the FEMA project is scheduled for September 27, 2024. The curb along Water Street has been poured and the switch to underground utilities is happening this week. Foundation work has begun on 85 Charles Street. A bid has been awarded for the retaining wall at 48/52 Taylor Street.

8. Adjournment

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

There being no further business, the Planning & Zoning Commission adjourned at 4:29 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator

OFFICE OF
PLANNING, ZONING AND
HISTORIC
PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



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

PLANNING AND ZONING MEETING
STAFF REPORT
October 2, 2024

APPLICANT: Joseph and Gwendolyn Martin

PURPOSE: Move lot line and create new lot.

GENERAL LOCATION: McGovern Hill Road

LEGAL DESCRIPTION: Plat of Tracts F1, F2 and G1 of the Crawford Addition II formerly Tracts F and G of Crawford Addition II and a portion of Probate Lot 299 City of Deadwood, Lawrence County, South Dakota located in NE ¼ of Section 27 and the NW ¼ of Section 26, T5N, R3E, B.H.M.

FILE STATUS: All legal obligations have been completed.

ZONE: R1 - Residential

STAFF FINDINGS:

Surrounding Zoning:

North: R1 – Residential

South: R1 - Residential

East: R1 - Residential

West: R1 - Residential

Surrounding Land Uses:

Residential

Residential

Residential

Open Space

SUMMARY OF REQUEST

The purpose of this plat is to move lot lines between Tract F and Tract G, renaming the lots Tract F1 and Tract G1. In addition, applicant wishes to purchase land from a neighbor who owns a large parcel of unplatted land. The creation of Tract F2 is being created in anticipation of the future purchase of the F2 Tract.

FACTUAL INFORMATION

1. The property is currently zoned R1 - Residential.
2. Tract F1 will be comprised of 0.291 acres \pm , Tract G1 will be comprised of 0.376 acres \pm , and Tract F2 will be comprised of 0.079 acres \pm .
3. The property is not located in a flood zone.
4. Public facilities are available to serve the property.
5. The area is currently characterized by a mixture of residences and open space.

STAFF DISCUSSION

Tract F1 is owned by the applicants, Joseph and Gwendolyn Martin. Tracts G1 and F2 are currently owned by Joel and Jadene Wescott.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

1. Approval by Planning and Zoning Commission

Return Completed Form To:
Planning and Zoning
108 Sherman Street
Deadwood, SD 57732



Questions Contact:
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

Application No. _____

APPLICATION FOR PLAT

Application/Filing Fee: \$200.00 per lot

The application fee needs to be paid when plat is submitted to the Planning and Zoning Office.

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review. Applications must be received no later than fifteen (15) days prior to the P&Z Commission meeting. Mylar(s) must be received by the Planning and Zoning office no later than the Wednesday before the scheduled meeting. The Planning and Zoning Commission meets the first and third Wednesday of each month.

Applicant: Joseph Martin & Gwendolyn Martin

Address: 214 McGovern Hill Rd Deadwood SD 57732
Street City State Zip

Phone Number: 605-580-4182 Email Address: jtmartinmail@gmail.com

Property Address: 214 McGovern Hill Rd

Property Owner: Joseph Martin & Gwendolyn McClure (Martin)

Property Owner Phone Number: 605-580-4182

Full Legal Description of Property: TRACTS F1, F2 AND G1 OF THE CRAWFORD ADDITION II

Purpose of this Plat: New Lot and Lot Line Revision

Summary of this Plat: _____

1. The following documents shall be submitted:

- a. An improvement survey, including all easements,
- b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- c. A copy of the full legal description from the Lawrence County Register of Deeds Office.

Check the box to confirm the following information is included on the plat and is accurate:

- The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
 - Land is identified with a new legal description for the transfer of the land.
 - Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
 - A date is shown on the plat and serves to "fix in time" the data represented on the plat.
 - The street bounding the lot is shown and named.
 - All certifications are indicated and correct on the plat.
 - Dimensions, angles, and bearings are shown along the lot lines.
 - Scale of the plat is shown and accompanied with a bar scale.
 - Area's taken out of the mineral survey and remaining acreage is indicated on the plat.
- I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant: Spady T. Smith Date: 9/19/2024

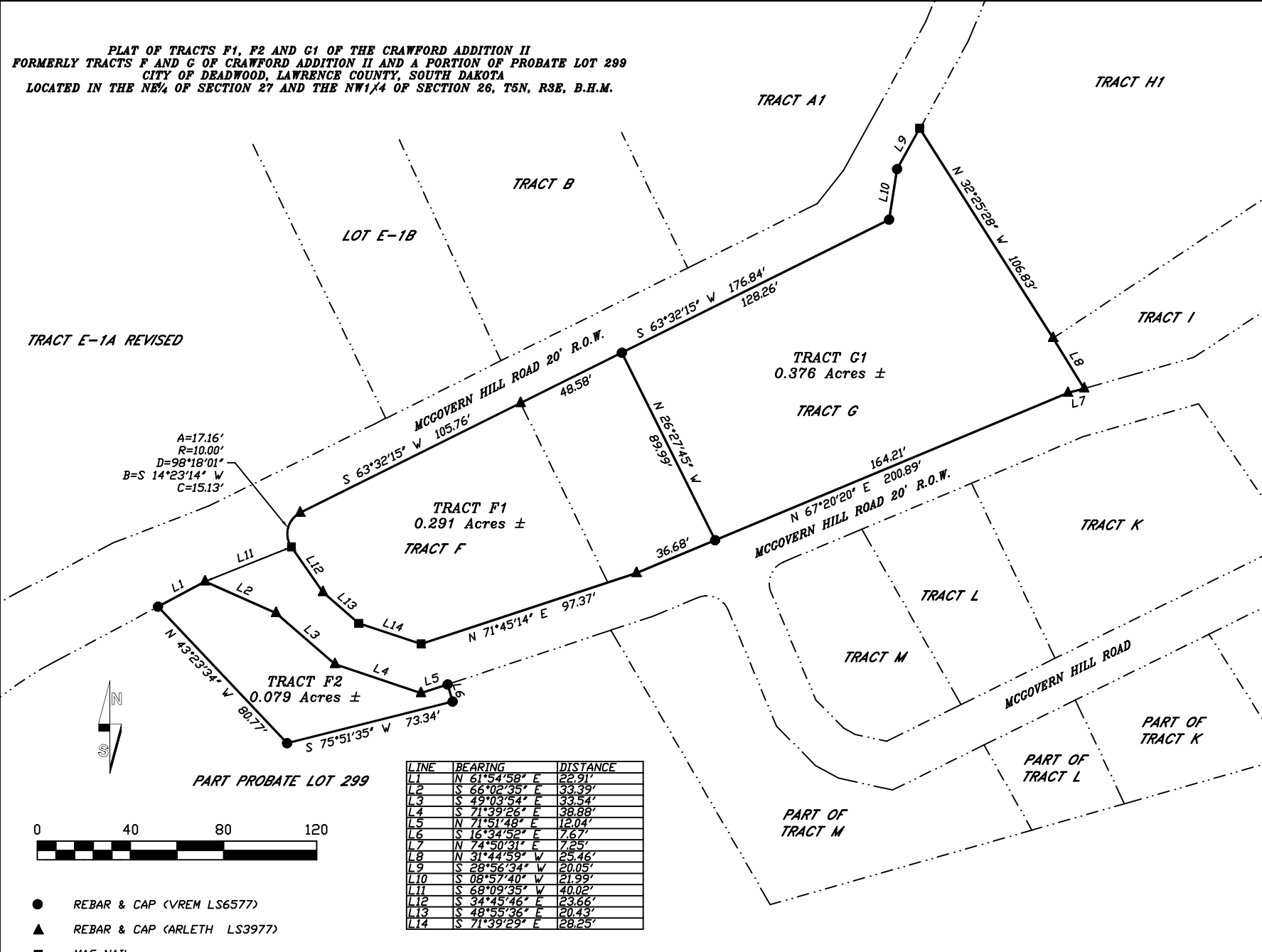
Staff Use Only

Fee: \$ 400.- Paid On 9/19/24 Receipt Number 196174

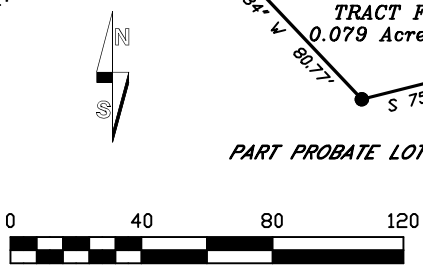
PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/Board of Adjustment:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

PLAT OF TRACTS F1, F2 AND G1 OF THE CRAWFORD ADDITION II
FORMERLY TRACTS F AND G OF CRAWFORD ADDITION II AND A PORTION OF PROBATE LOT 299
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA
LOCATED IN THE NE¼ OF SECTION 27 AND THE NW¼ OF SECTION 26, T5N, R3E, B.H.M.



A=17.16'
R=10.00'
D=98°18'01"
B=S 14°23'14" W
C=15.13'



LINE	BEARING	DISTANCE
L1	N 61°54'58" E	23.91'
L2	S 66°02'35" E	33.39'
L3	S 49°03'54" E	33.54'
L4	S 71°39'26" E	38.88'
L5	N 71°51'48" E	12.04'
L6	S 16°34'52" E	7.67'
L7	N 74°50'31" E	7.25'
L8	N 31°44'59" W	25.46'
L9	S 28°56'34" W	20.05'
L10	S 08°57'40" W	21.99'
L11	S 68°09'35" W	40.02'
L12	S 34°45'46" E	23.66'
L13	S 48°59'36" E	20.43'
L14	S 71°39'29" E	28.25'

- REBAR & CAP (VREM LS6577)
- ▲ REBAR & CAP (CARLETH LS3977)
- MAG NAIL

SURVEYOR'S CERTIFICATE
I, LOREN D. VREM, 332A WEST MAIN STREET, LEAD, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA. THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED HEREON. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING. DATED THIS _____ DAY OF _____, 20____.

LOREN D. VREM, R.L.S. 6577

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

_____, DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREOF SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER: _____
OWNER: _____

ACKNOWLEDGMENT OF OWNER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

APPEARED _____ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

_____, DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREOF SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER: _____
OWNER: _____

ACKNOWLEDGMENT OF OWNER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

APPEARED _____ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

CERTIFICATE OF COUNTY TREASURER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, _____, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT _____ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID. DATED THIS _____ DAY OF _____, 20____.

LAWRENCE COUNTY TREASURER: _____

APPROVAL OF HIGHWAY AUTHORITY
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.
HIGHWAY AUTHORITY: _____

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

ATTEST: _____ CITY PLANNER

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, SOUTH DAKOTA,

DATED THIS _____ DAY OF _____, 20____.

ATTEST: _____ FINANCE OFFICER _____ MAYOR

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT. DATED THIS _____ DAY OF _____, 20____.

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION: _____

OFFICE OF THE REGISTER OF DEEDS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK, _____ M., AND RECORDED IN DOC. _____

LAWRENCE COUNTY REGISTER OF DEEDS: _____ FEE: \$ _____



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
332A WEST MAIN STREET
LEAD, SD 57754
(605) 722-3840

Date:	9/12/2024
Drawn By:	L. D. Vrem
Project No.:	24-360
Dwg. No.:	24-360.dwg

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: October 2, 2024
To: Planning and Zoning Commission
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
RE: Annual Review - Conditional Use Permit – Bed and Breakfast

OWNER(S): Kenneth & Lee Steier
PURPOSE: Annual Review – Conditional Use Permit – Bed and Breakfast Establishment
ADDRESS: 7 Spring Street
Deadwood, Lawrence County, South Dakota
LEGAL DESCRIPTION: Lots X, a replat of Lots 1, 2, and 3, Block 1, Miricks Addition and a portion of MS 735, located in the City of Deadwood, Lawrence County, South Dakota.
FILE STATUS: Requested items have not been submitted.
ZONE: R2 – Multi-Family Residential
STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: R2 – Multi-Family Residential	Residential
South: R2 – Multi-Family Residential	Residential
East: R2 – Multi-Family Residential	Residential
West: R2 – Multi-Family Residential	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 owner was issued a Conditional Use Permit on June 8, 2003, to operate a Bed and Breakfast establishment at 7 Spring Street.

The Conditional Use Permit was reviewed by the Planning and Zoning

Conditional Use Permit Review – Bed & Breakfast Establishment
7 Spring Street
October 2, 2024

Commission on June 19, 2024, with a continued discussion on July 17, 2024. A deadline of September 16, 2024, was provided to the property owners to submit requested items (plan) dealing with two conditions set forth to the Planning and Zoning Commission. The deadline was missed except for an email stating the applicant is considering using the property as a long-term rental.

STAFF DISCUSSION

The Conditional Use Permit was reviewed by the Planning and Zoning Commission on June 19, 2024. During that meeting, discussion centered around the lack of compliance with both City Ordinance and the Conditional Use Permit issued for a Bed and Breakfast Establishment on June 8, 2003. Both ordinance and permit requirements state that the property is to be operated as a Bed and Breakfast Establishment, however it has continually operated as a Vacation Home Establishment. During the meeting, twelve (12) conditions were recommended by the Planning and Zoning Commission to allow for the continued use of the Conditional Use Permit as a Bed and Breakfast Establishment and a continuance of the discussion was given to allow the Property Manager for the property owners to consider their options.

On July 17, 2024, a continuance of the discussion by the Planning and Zoning Commission occurred with the owners present. It was recommended by the Planning and Zoning Commission that ten (10) conditions continue to be met, and responses of plan for two (2) items were to be submitted to the Planning and Zoning Department no later than Monday, September 16, 2024 by the applicant or agent. The two items requested were:

1. Obtain and maintain a Bed and Breakfast Lodging License from the South Dakota Department of Health (SDDOH) and surrender the SDDOH Vacation Home Establishment license and provide a copy to the Planning and Zoning Office for their files. Surrendering the Vacation Home Establishment license is a requirement.
2. The owner or owner's agent is required to reside in the Bed and Breakfast Establishment or on contiguous property when guests are present. Submit a detailed plan showing how you intend to meet this requirement.

On September 12, 2024, an email was sent by the Property Manager (owner's agent) of 7 Spring Street to the Planning and Zoning Department notifying them that the owners intend to convert the property from a Short-Term to a Long-Term Rental property.

Subsequently, the deadline to submit the requested items by September 16, 2024, was missed by the property owners.

COMPLIANCE:

Conditional Use Permit Review – Bed & Breakfast Establishment
7 Spring Street
October 2, 2024

This Short-Term Rental has been in continual use over the last twenty-one (21) years. The original Conditional Use Permit was under the auspices of a Bed & Breakfast Establishment; however, they are currently licensed with the South Dakota Department of Health as a Vacation Home Establishment which is prohibited in R2 – Multi Family Residential zoning districts within the city limits. Additionally, the property has continued to be operated in the fashion of a Vacation Home Establishment despite repeated requests in the past from Planning and Zoning officials to come into compliance.

To date, the property remains out of compliance with City Ordinances 17.24 and 17.53.030.

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.

Staff recommendation(s) for formal action:

Conditional Use Permit Review – Bed & Breakfast Establishment
7 Spring Street
October 2, 2024

1. Surrender of the Conditional Use Permit for a Bed and Breakfast Establishment provided by the City of Deadwood.
2. Surrender of the Lodging License provided by the South Dakota Department of Health.
3. If the above listed requirements are not met by October 31, 2024, the City of Deadwood will revoke the Conditional Use Permit for a Bed and Breakfast Establishment and take all necessary and available actions to stop the use of the property as a Vacation Home Establishment.

ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission

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

September 19, 2024

Birdcage of Deadwood
 Attn: Kenneth and Lee Steier
 651 Palm Beach Road
 Dickinson, ND 58601-7309

RE: Conditional Use Permit – 7 Spring Street

Dear Ken and Lee:

On Wednesday, July 17, 2024, the Deadwood Planning and Zoning Commission reviewed your Conditional Use Permit (C.U.P.) to operate a Bed and Breakfast at 7 Spring Street. During the meeting, the Planning and Zoning Commission requested that two (2) items be completed and submitted to the Planning and Zoning Department with a deadline of Monday, September 16, 2024. On July 23, 2024, a letter was sent to you outlining the items requested by the Planning and Zoning Commission. The items that were requested were as follows:

1. Obtain and maintain a Bed & Breakfast Lodging License from the South Dakota Department of Health (SDDOH) and provide a copy to the Planning and Zoning Office for their files. Additionally, the surrender of the SDDOH Vacation Home Establishment license is a requirement.
2. The owner or the owner's agent is required to reside in the Bed and Breakfast Establishment or on contiguous property when guests are present. A detailed plan showing how you intend to meet this requirement must be submitted by the deadline.

On Thursday, September 12, 2024, Amber Galbraith, your property manager, emailed the Planning and Zoning Department and stated you intend to convert the property to a Long-Term Rental. To transition the property from a Short-Term Rental to a Long-Term Rental, the following items will be required of you:

1. Surrender of the Conditional Use Permit for a Bed and Breakfast Establishment provided by the City of Deadwood.
2. Surrender of the Lodging License provided by the South Dakota Department of Health.

The transition of the property from a Short-Term to a Long-Term Rental will be discussed further at the following Planning and Zoning Commission meeting:

Wednesday, October 2, 2024
 4:00 p.m.
 Deadwood City Hall
 102 Sherman Street
 Deadwood, SD 57732

It is important the advertisement of the property as a Long-Term Rental may only occur on websites geared toward Long-Term Rentals. Advertisement on websites catering to Short-Term Rentals (Airbnb, VRBO, etc.) must cease. Please be aware the City of Deadwood closely monitors all properties offered for Short-Term Rental and advertisement of such a property without the appropriate permits could result in further action taken by the City of Deadwood. This shall not apply to transient use of the property for a period of fourteen (14) days or less during the month of August, commencing four (4) days immediately preceding the official start of the Sturgis Motorcycle Rally and ending three (3) days after the end of the Sturgis Motorcycle Rally, per City Ordinance 17.53.040.

If you have any questions or need further information, please do not hesitate to contact our office at your convenience.

Sincerely,

Kevin Kuchenbecker
Planning, Zoning and Historic Preservation Officer

cc: Amber Galbraith, Property Manager
Leah Blue-Jones, Zoning Coordinator
Jessicca McKeown, Finance Director
Quentin Riggins, City Attorney
File



Re: City of Deadwood - Annual Review Deadline

From Amber Galbraith <amber@blackhillspremier.com>

Date Thu 9/12/2024 9:38 PM

To Leah Blue-Jones <leah@cityofdeadwood.com>

Cc alcsteier@outlook.com <alcsteier@outlook.com>; Kevin Kuchenbecker <kevin@cityofdeadwood.com>

Good evening. We have been doing some further discussing and with the clients we have are leaning towards making this a long term rental. From the previous meeting we understood it was 30 day minimal rental. Can you please send over the guidelines we would need to follow. Any permits needed etc?

Amber Ranek Galbraith
BlackHills PremierVacationHomes
Rentals- Realestate
Office 605-716-0411
Cell: 605-759-0332
BlackHillsPremier.com

Sent from my iPhone

On Sep 12, 2024, at 4:48 PM, Leah Blue-Jones <leah@cityofdeadwood.com> wrote:

Good Afternoon

I wanted to follow up on the annual review for 7 Spring Street that occurred at the July 17 Planning and Zoning Commission meeting.

On July 23, the attached letter was mailed to you. On the letter, instructions were provided to submit two items to the Planning and Zoning Office. The two items needed are:

<image002.png>

The deadline to submit the items is Monday, September 16. This is a friendly reminder that the deadline is quickly approaching. Please have both items submitted to our office by 5:00 p.m. on Monday.

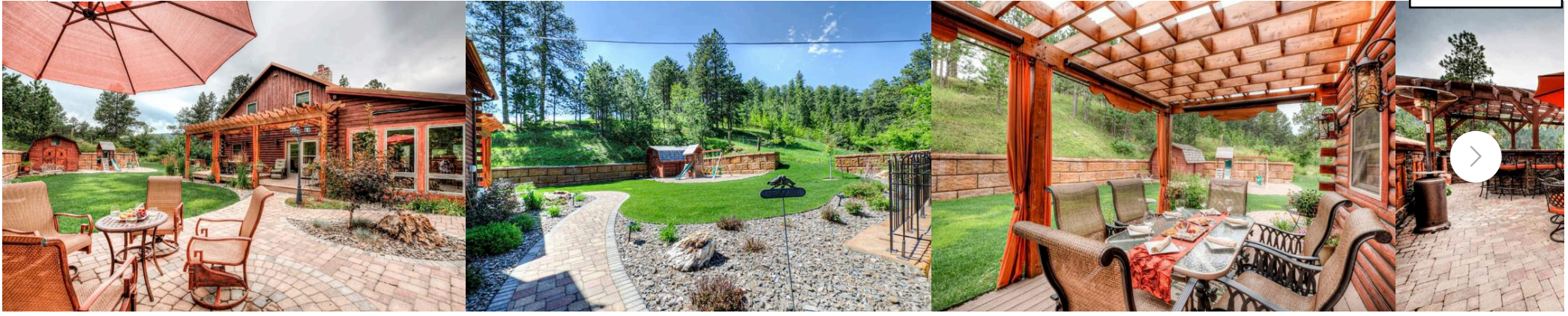
Thank you,
Leah

Leah Blue-Jones
Zoning Coordinator
City of Deadwood
108 Sherman Street
Deadwood, SD 57732
(605) 578-2082
leah@cityofdeadwood.com

<image001.png>

<CUP Temporary Approval Letter - B&B - 7 Spring St - 7.23.24.pdf>

Section 5 Item b.



7 Spring St Deadwood SD 57732 ✓

Possible Violations (5)

- Unauthorized Advertisement of Short-Term Rental (4)
- Excess Occupancy (1)

License Information

STR License 2020302

All (4) Vrbo (2) Airbnb (1) BLACKHILLSPREMIER.COM (1)

Vrbo 2844128 ✓ Dispute History Not Live

Host	Vacasa of South Dakota	Bedroom advertised	5
STR License displayed	None	Occupancy advertised	10
Unit type	Full Unit	Rental Structure	Main Structure
		First seen	2022-06-05

Airbnb 754184061867856417 ✓ Dispute History Live Listing

Host	Amber Ranek Galbraith	Bedroom advertised	5
STR License displayed	None	Occupancy advertised	10
Unit type	Full Unit	Rental Structure	Main Structure
		First seen	2022-11-14

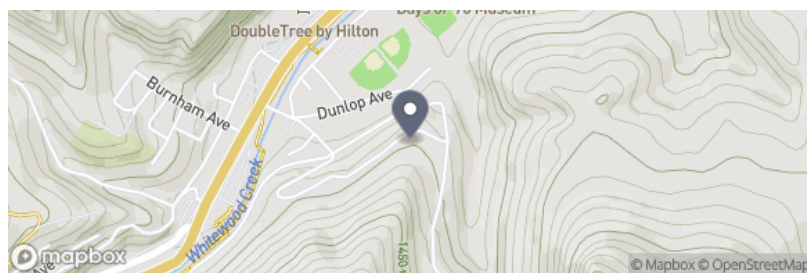
BLACKHILLSPREMIER.COM 6841 ✓ Dispute History Live Listing

Host	Unknown	Bedroom advertised	5
STR License displayed	None	Occupancy advertised	12
Unit type	Full Unit	Rental Structure	Main Structure

Vrbo 3031363 ✓ Dispute History Live Listing

Host	Unknown	Bedroom advertised	1
STR License displayed	None	Occupancy advertised	12
Unit type	Full Unit	Rental Structure	Main Structure
		First seen	2022-12-05

Location



Property Details

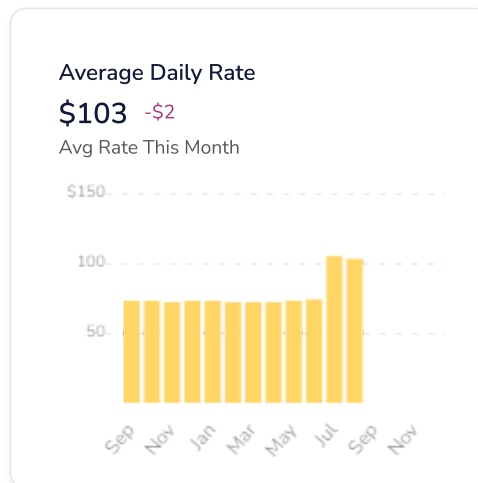
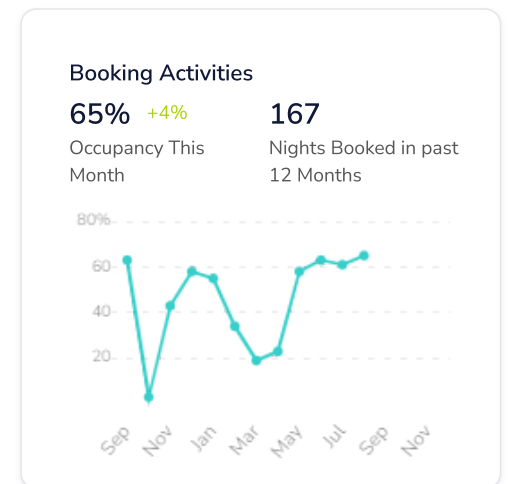
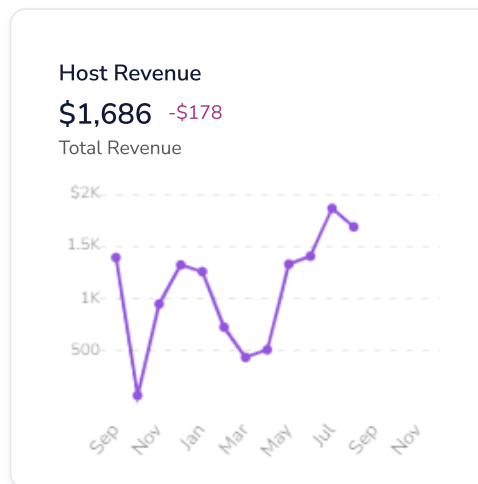
APN	306250010003000	Owner	Steier, Kenneth R
Room	N/A		
First identified date	2024-07-16		
Owner address:	651 Palm Beach Rd Dickinson Nd 58601		

Booking Activities

Booked

Oct 2024							Nov 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
		\$74	\$74	\$74	\$74	\$74						\$37	\$37
6	7	8	9	10	11	12	3	4	5	6	7	8	9
\$74	\$74	\$74	\$74	\$74	\$74	\$74	\$37	\$37	\$37	\$37	\$37	\$37	\$37
13	14	15	16	17	18	19	10	11	12	13	14	15	16
\$74	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37
20	21	22	23	24	25	26	17	18	19	20	21	22	23
\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37
27	28	29	30	31			24	25	26	27	28	29	30
\$37	\$37	\$37	\$37	\$37			\$37	\$37	\$37	\$37	\$37	\$37	\$37

Aggregate Statistics



7 Spring Street
Upcoming Booking Activities
Per Rentalscape - October 1, 2024

Booked

< Oct 2024 Nov 2024 >

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1 \$74	2 \$74	3 \$74	4 \$74	5 \$74						1 \$37	2 \$37
6 \$74	7 \$74	8 \$74	9 \$74	10 \$74	11 \$74	12 \$74	3 \$37	4 \$37	5 \$37	6 \$37	7 \$37	8 \$37	9 \$37
13 \$74	14 \$37	15 \$37	16 \$37	17 \$37	18 \$37	19 \$37	10 \$37	11 \$37	12 \$37	13 \$37	14 \$37	15 \$37	16 \$37
20 \$37	21 \$37	22 \$37	23 \$37	24 \$37	25 \$37	26 \$37	17 \$37	18 \$37	19 \$37	20 \$37	21 \$37	22 \$37	23 \$37
27 \$37	28 \$37	29 \$37	30 \$37	31 \$37			24 \$37	25 \$37	26 \$37	27 \$37	28 \$37	29 \$37	30 \$37

Dec 2024

Su	Mo	Tu	We	Th	Fr	Sa
1 \$37	2 \$37	3 \$37	4 \$37	5 \$37	6 \$37	7 \$37
8 \$37	9 \$37	10 \$37	11 \$37	12 \$37	13 \$37	14 \$37
15 \$37	16 \$37	17 \$37	18 \$37	19 \$37	20 \$37	21 \$74
22 \$74	23 \$74	24 \$74	25 \$74	26 \$37	27 \$37	28 \$37
29 \$37	30 \$37			31		

Black Hills Premier Vacation Homes Availability Calendar
7 Spring Street
As of October 1, 2024

Select your arrival date

Arrival Departure

January 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 \$925	3 \$925	4 \$925
5 \$745	6 \$745	7 \$745	8 \$745	9 \$745	10 \$745	11 \$745
12 \$745	13 \$745	14 \$745	15 \$745	16 \$745	17 \$745	18 \$745
19 \$745	20 \$745	21 \$745	22 \$745	23 \$745	24 \$745	25 \$745
26 \$745	27 \$745	28 \$745	29 \$745	30 \$745	31 \$745	

Unavailable Selected

Select your arrival date

Arrival Departure

February 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 \$745
2 \$745	3 \$745	4 \$745	5 \$745	6 \$745	7 \$745	8 \$745
9 \$745	10 \$745	11 \$745	12	13	14	15
16	17	18	19 \$745	20 \$745	21 \$745	22 \$745
23 \$745	24 \$745	25 \$745	26 \$745	27 \$745	28 \$745	

Unavailable Selected

Select your arrival date


Arrival Departure


March 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 \$745
2 \$745	3 \$745	4 \$745	5 \$745	6 \$745	7 \$745	8 \$745
9 \$745	10 \$745	11 \$745	12 \$745	13 \$745	14 \$745	15 \$745
16 \$745	17 \$745	18 \$745	19 \$745	20 \$745	21 \$745	22 \$745
23 \$745	24 \$745	25 \$745	26 \$745	27 \$745	28 \$745	29 \$745
30 \$745	31 \$745					

Unavailable Selected



Select your arrival date

 Arrival

 Departure

Calendar for August 2025. Days are categorized as 'Unavailable' (grey background) or 'Selected' (blue background with price). The 'Arrival' tab is active.

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9 \$1200
10 \$845	11 \$845	12 \$845	13 \$845	14 \$845	15 \$845	16 \$845
17 \$845	18 \$845	19 \$845	20	21	22	23
24 \$825	25 \$825	26 \$825	27 \$825	28 \$825	29 \$825	30 \$825
31 \$825						

Legend:  Unavailable  Selected

×

About this space

Take it easy at this unique and tranquil getaway. The Birdcage of Deadwood is sure to have you taking your vacation to the next level. Winter months you can sit back and be part of a snow globe as you watch the white powder fluffs fall. Come time for the holidays this home will make you feel like you stepped into a hallmark movie. Decorated with multiple trees, garlands, and those little touches of holiday spirit.

No celebrations of bachelorette, bachelor, weddings permitted city ordinance

Guest access

Private home. This home is now looking to go with longer rentals of 30 days at a time. Please send us inquiries to find out more details. Currently managed by BlackHillsPremier vacation homes . We are here to find your needs while visiting Deadwood.

Other things to note

Please note outdoor space may not be available for full use till Memorial Day. Winters in SD we don't know for sure how long snow and cold will be in the spring.

This home is currently looking to be a month to month rental . Doesn't mean you have to occupy it for the month, but it is under contract for 30 days . Please contact us for more details-
BlackHillsPremier

Shown on the “About” section of AirBnB as of October 1, 2024.

7 Spring Street



Black Hills Premier
VACATION HOMES

✉ stay@blackhillspremier.com 📞 605-716-0411

♡ My Rentals

[Media](#) [Overview](#) [Amenities](#) [Rates](#) [Reviews](#)



BIRDCAGE

🛏 Bedrooms: 5 🚿 Bathrooms: 4 👤 Sleeps: 12



⚡ This property has been viewed **10** times in the last 3 days

Select your arrival date

📅 Arrival

📅 Departure

Overview

The Birdcage Lodge is one for all to enjoy. Located near Deadwood South Dakota, this home includes a full outdoor kitchen (open June through mid September) that features a 42 - inch grill, two gas burners, a flat top griddle, a gas oven, and a beverage station with a mini refrigerator. Sit back and relax on the outdoor patio or private hot tub listening to the custom waterfall. Great outdoor play area for the children and green space to play some yard games. This place has it all. Head inside to continue your entertainment with a room equipped with Golden Tea, Big Buck Hunter, Pac Man, Darts, Pool Table, Poker Table, Foosball, and a Large Screen TV. Lets not forget the littles, as there is also a closet with toys and board games for all ages.

Walking through the house you will enter on the lower level with a family room, one bedroom with two queen beds and private bath, the game room and another custom half bath. Main level will host the kitchen, great room, formal reading room, full bath and another bedroom. Upper level with host the final two bedrooms, bath, and the master with its own bath.



During the Christmas season this place is sure to take you to a winter wonderland. There are multiple trees, garland galore, and touches of the holiday spirit every turn you take. Add a little Deadwood snow fall, and you will feel like you are living in a snow globe. It's a home that will not disappoint!

Amenities

General Amenities

Bedrooms :	5.00	Arcade Games :	Yes
Area :	Deadwood	Bathroom 1 :	Full
Bathroom 2 :	Full	Bathroom 3 :	Full
Bathroom 4 :	3/4	Cable/Satelite TV :	Yes
Coffee Machine :	Yes	Coffee Machine Type :	Drip Filter
Dishwasher :	Yes	DVD/DVR :	Yes
Fire Pit :	Gas	Fireplace :	Gas
Fooseball :	Yes	Grill :	Gas
High Chair :	Yes	Hood :	Yes
Hot Tub :	Yes	House Style :	2 Story
Internet :	Mid Co	Kids Playset :	Yes
Microwave :	Yes	Number of Bathrooms :	4
Outdoor Games :	Ladder Golf	Pack & Play :	Yes
Parking Spaces Available :	8	Paved Road Access :	Yes
Poker Table :	Yes	Pool Table :	Yes
Range :	Gas	Refrigerator :	Yes
Sleep Cap :	12	Smoke Detectors :	Yes
Toaster :	Yes	Washer and Dryer :	Yes
King BR1 :	1	Queen BR2 :	1
Queen BR3 :	1	Queen BR4 :	1
Queen BR5 :	2		

Prices



Starting	Ending	Daily Rate	Weekly Rate	Monthly Rate
09/02/2024	10/23/2024	\$795.00	n/a	n/a
10/24/2024	10/27/2024	\$845.00	n/a	n/a
10/28/2024	11/26/2024	\$745.00	n/a	n/a
11/27/2024	12/01/2024	\$745.00	n/a	n/a
12/02/2024	12/19/2024	\$745.00	n/a	n/a
12/20/2024	12/25/2024	\$825.00	n/a	n/a
12/26/2024	01/04/2025	\$925.00	n/a	n/a
01/05/2025	02/13/2025	\$745.00	n/a	n/a
02/14/2025	02/16/2025	\$825.00	n/a	n/a
02/17/2025	03/12/2025	\$745.00	n/a	n/a
03/13/2025	03/15/2025	\$825.00	n/a	n/a
03/16/2025	04/17/2025	\$745.00	n/a	n/a
04/18/2025	04/20/2025	\$745.00	n/a	n/a
04/21/2025	05/21/2025	\$745.00	n/a	n/a
05/22/2025	05/25/2025	\$795.00	n/a	n/a
05/26/2025	06/12/2025	\$825.00	n/a	n/a
06/13/2025	07/02/2025	\$825.00	n/a	n/a
07/03/2025	07/06/2025	\$875.00	n/a	n/a
07/07/2025	07/24/2025	\$845.00	n/a	n/a
07/25/2025	07/31/2025	\$925.00	n/a	n/a
08/01/2025	08/09/2025	\$1,200.00	n/a	n/a
08/10/2025	08/19/2025	\$845.00	n/a	n/a
08/20/2025	08/23/2025	\$845.00	n/a	n/a
08/24/2025	08/28/2025	\$825.00	n/a	n/a
08/29/2025	08/31/2025	\$825.00	n/a	n/a
09/01/2025	10/29/2025	\$845.00	n/a	n/a

*Excludes Taxes, Fees and Travel Insurance.



Black Hills Premier
VACATION HOMES

68 Main Street,
Deadwood, SD 57732



605-716-0411
605-759-0332

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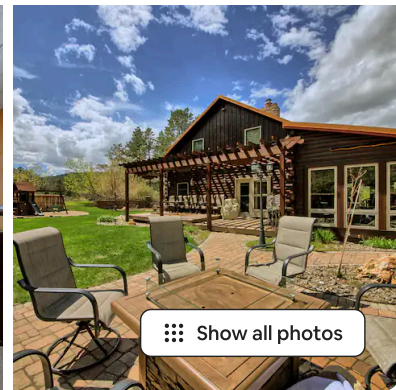
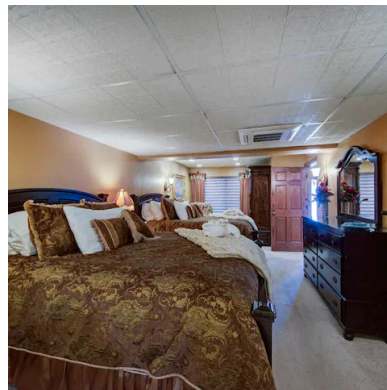
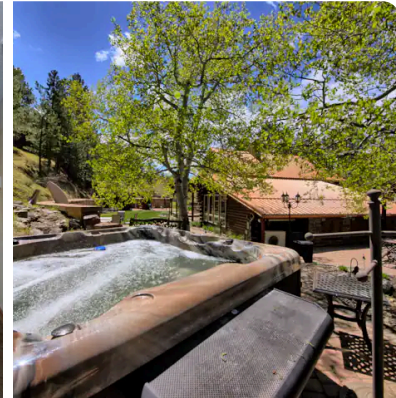
Anywhere Any week Add guests

Airbnb your home



Birdcage, Families and comforts of home.

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



Show all photos

Entire cabin in Deadwood, South Dakota

10 guests · 5 bedrooms · 6 beds · 4.5 baths



4.93
★★★★★

15
[Reviews](#)



Hosted by Amber Ranek Galbraith

Superhost · 2 years hosting



Dedicated workspace

A room with wifi that's well-suited for working.



Self check-in

Check yourself in with the keypad.



Amber Ranek Galbraith is a Superhost

Superhosts are experienced, highly rated Hosts.

Take it easy at this unique and tranquil getaway. The Birdcage of Deadwood is sure to have you taking your vacation to the next level. Winter months you can sit back and be part of a snow globe as you watch the white powder fluffs fall. Come time for the holidays this home will make you feel like you stepped into a hallmark movie. Decorated with multiple trees, garlands, and those little touches of holiday spirit. No celebrations of bachelorette, bachelor, weddings permitted city ordinance

...

[Show more >](#)

What this place offers



Mountain view



Kitchen



Wifi

Add dates for prices

CHECK-IN
Add date








CHECKOUT
Add date

GUESTS
1 guest



[Check availability](#)

[Report this listing](#)

-  Dedicated workspace
-  Free driveway parking on premises – 6 spaces
-  Private hot tub
-  HDTV with premium cable, Hulu, Apple TV
-  Free washer – In unit
-  Free dryer – In unit
-  Central air conditioning

Show all 70 amenities

Select check-in date

Add your travel dates for exact pricing

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



[Clear dates](#)

4.93

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

4.9



Check-in

4.9



Communication

4.9



Location

4.9



Value

4.7



Luke
Culbertson, Montana

★★★★★ · July 2024 · Stayed with kids

Amber was extremely helpful, house was very clean and comfortable.



Tara
Saint Paul, Nebraska

★★★★☆ · June 2024 · Group trip

It was a great place. We did have an issue with the power. The breaker was tripped. It did take a while for the host to get back to us and fix it.



James
Minneapolis, Minnesota

★★★★★ · May 2024 · Group trip

Fantastic home and location. Will definitely rebook for any future trips to Deadwood.



Lisa
4 years on Airbnb

★★★★★ · April 2024 · Group trip

The Birdcage was a beautiful home. The game room was our nightly gathering. So many memories were made with our friends. The outside area was amazing. We will rent again on...

[Show more](#)



Austin
Castle Rock, Colorado

★★★★★ · April 2024 · Group trip



Richard
3 years on Airbnb

★★★★★ · February 2024 · Group trip
super nice place

Great location and fun house to stay in with the video games, hot tub, and other amenities.

Show all 15 reviews

Where you'll be

Deadwood, South Dakota, United States



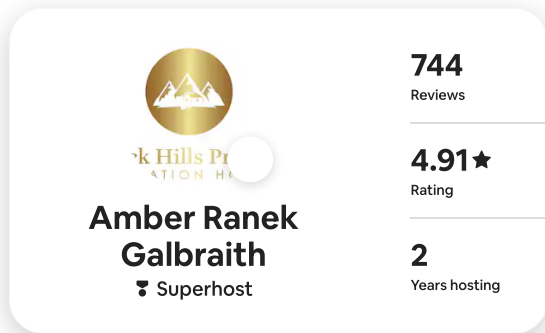
We verified that this listing's location is accurate. [Learn more](#)


Neighborhood highlights

Quite neighborhood. Able to sit back and relax. There are neighbors that are full time residence. We ask that we respect driving speeds and quite hours after 10 pm

[Show more >](#)

Meet your Host





Amber Ranek Galbraith

 Superhost

744

Reviews

4.91★

Rating

2

Years hosting

Amber Ranek Galbraith is a Superhost

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

Co-hosts




Kelsey

Host details

Response rate: 100%
Responds within an hour

[Message Host](#)

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

Things to know

House rules

- Check-in after 4:00 PM
- Checkout before 10:00 AM
- 10 guests maximum

[Show more >](#)

Safety & property

- Carbon monoxide alarm
- Smoke alarm

[Show more >](#)

Cancellation policy

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

[Add dates >](#)

Support

- Help Center
- Get help with a safety issue
- AirCover
- Anti-discrimination
- Disability support
- Cancellation options
- Report neighborhood concern

Hosting


- Airbnb your home
- AirCover for Hosts
- Hosting resources
- Community forum
- Hosting responsibly
- Airbnb-friendly apartments
- Join a free Hosting class

Airbnb

- Newsroom
- New features
- Careers
- Investors
- Gift cards
- Airbnb.org emergency stays

🌐 English (US) \$ USD   

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USD



Trip Boards

List your property

Help

My trips

Sign in

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

Birdcage- within minutes of downtown Deadwood, Deadwood

Where to? Deadwood, So...

Dates

Travelers 2 travelers

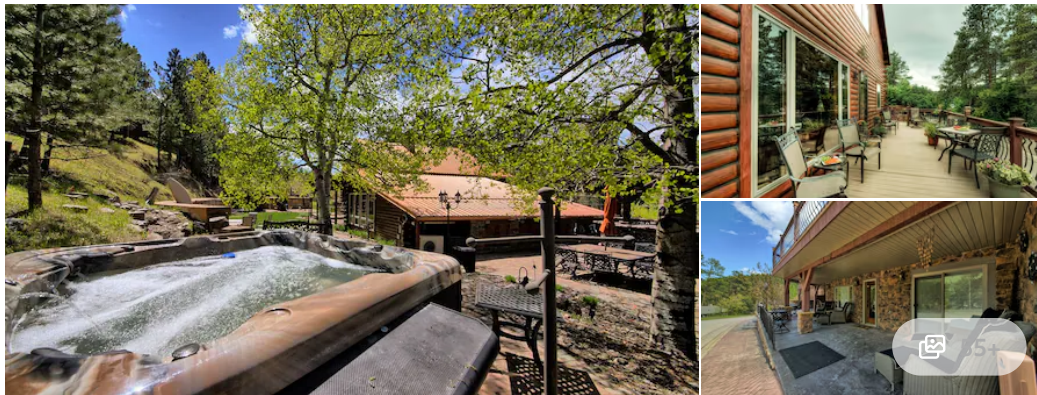
Search

See all properties



Entire home

Birdcage- within minutes of downtown Deadwood



Overview Amenities Policies Location Host

10 Exceptional

See all 9 reviews >

5 bedrooms

4 bathrooms

Sleeps 12

Popular amenities

Parking available

Washer

Barbecue grill

Fireplace

See all >

Explore the area



Cadillac Jacks Casino 12 min walk



Deadwood Welcome Center 12 min walk

Days of '76 Museum 13 min walk

Spearfish, SD (SPF-Black Hills) 20 min drive

See more >

Deadwood, SD
View in a map

 Check-in Select date	 Check-out Select date
 Travelers 1 room, 2 travelers	

Check availability



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Company

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