



Planning and Zoning Commission Meeting Agenda

Wednesday, May 19, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

Masks are required to be worn while in City Hall. No exceptions!

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

[a.](#) Approval of May 5, 2021 Minutes

4. **Sign Review Committee**

[a.](#) 677 Main Street - Lamar Feed & Grain, LLC - Install New Projecting Sign

Action Required:

a. Recommend Approval/Denial by Sign Review Commission

5. **Planning and Zoning Commission**

[a.](#) Conditional Use Permit - Rick & Chris Jordan - 768 Main Street
PART OF LOTS 46 & 47, BLOCK 23, ORIGINAL TOWNSITE, CITY OF DEADWOOD,
LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:

a. Approval/Denial by Planning and Zoning Commission

b. Approval/Denial by Board of Adjustments

[b.](#) Final Plat - Darleen Hicks - Calamity Lane Area
PLAT OF LOTS K1R AND K2R BEING A PORTION OF TRACT H OF THE SUBDIVISION
OF PROBATE LOT 327, LOT 1 OF THE MURRAY SUBDIVISION OF PROBATE LOT 327,
A PORTION OF LOT 5 OF PECK'S GARDEN SUBDIVISION AND A PROTION OF
SCHOOL LOT 16, LOCATED IN THE NE1/4 OF SECTION 27, T5N, R3E, B.H.M. CITY
OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA FORMERLY LOTS K1 AND K2

Action Required:

a. Approval/Denial by Planning and Zoning Commission

b. Approval/Denial by Board of Adjustments

6. **Items from Staff**

7. **Adjournment**

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

Please practice CDC's social distancing recommendations.

Please be considerate of others and if you no longer have business activities during the meeting do not feel obligated to remain.



Planning and Zoning Commission Meeting Minutes

Wednesday, May 05, 2021 at 5:00 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 5, 2021 at 5:00 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) Bill Rich

Commissioner (Secretary) Josh Keehn

Commissioner Dave Bruce

Commissioner Kevin Wagner

City Commissioner Charlie Struble

STAFF PRESENT:

Jeramy Russell, Planning and Zoning Administrator

Trent Mohr, Building Inspector

Cindy Schneringer, Administrative Assistant

3. Approval of Minutes

- a. Approval of April 21, 2021 Minutes

It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the April 21, 2021 minutes. Voting Yea: Martinisko, Rich, Keehn, Bruce, Wagner

4. Sign Review Committee

- a. 22 Van Buren - Carolyn Weber - Install New Freestanding Sign

Mr. Mohr stated this is a permit application to replace the existing freestanding sign with a new freestanding sign in a different location on the property at 22 Van Buren, the Adams House. The sign does require two variances. I included an excerpt from the ordinance to explain this sign and this use is limited to no more than ten square feet and no taller than five feet. The applicant is requesting a variance to exceed the height and the square feet. Carolyn Weber, the applicant, is here tonight. ***After much discussion, it was moved by Commissioner Wagner and seconded by Commissioner Bruce to approve the sign permit and height variance and to deny the square foot variance. Voting Yea: Martinisko, Rich, Keehn, Bruce, Wagner***

5. Items from Staff

Mr. Russell provided an update on vacation rentals.

6. Adjournment

It was moved by Commissioner Wagner and seconded by Commissioner Bruce to adjourn the regular meeting of the Planning and Zoning Commission.

Voting Yea: Martinisko, Rich, Keehn, Bruce, Wagner

There being not further business, the Planning and Zoning Commission adjourned at 5:29 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

OFFICE OF
Planning & Zoning
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 578-2084



"The Historic City of the Black Hills"
 Deadwood, South Dakota 57732

TRENT MOHR
 Building Inspector
 Dept. of Planning & Zoning
 Telephone: (605) 578-2082
 Fax: (605) 578-2084

SIGN PERMIT STAFF REPORT

Sign Review Commission

May 19, 2021

Applicant: Lamar Feed & Grain, LLC

Address: 677 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 677 Main Street (Midnight Star)

Computation of Sign Area

Building Frontage: 50 Feet

Total Available Signage: 100 Square Feet

Existing Signage: -Eight window signs (approximately 36 Square Feet, counted at 9 Square Feet)

-One projecting sign (29 Square Feet)

Remaining Available Signage Area: 62 Square Feet

Proposed Sign Project: Install new projecting sign (4.3 Square Feet)

Proposed Building Materials: Metal and vinyl wrapped composite (see rendering)

Proposed Lighting of the Signs: None

Location of Proposed Sign: Attached is a photograph showing the proposed location

Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant wishes to install a projecting sign to advertise the sports bar located on the second story of this building. The sign will be above the door accessing the stair to the second story.

The proposed sign and its location are compliant with the sign ordinance.

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Fax: (605) 578-2084

Variances

The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

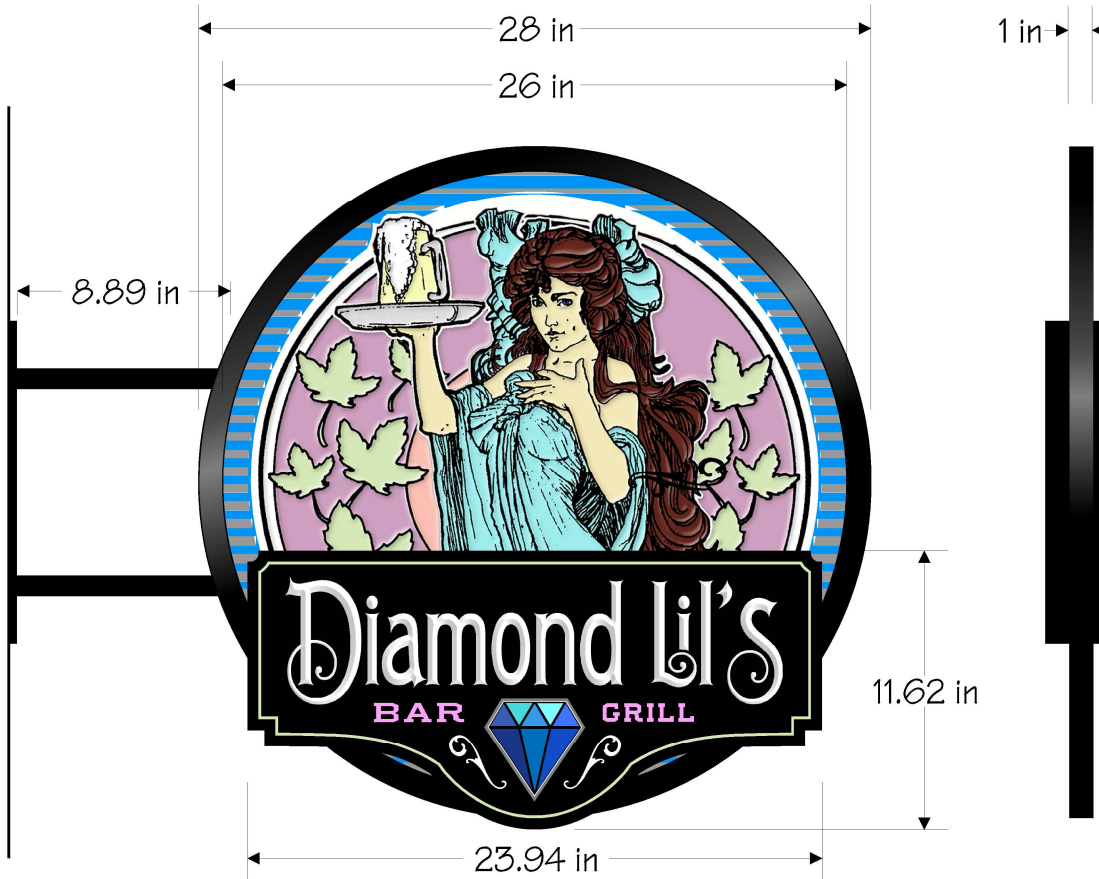
Sign Review Commission Action

Motion to approve permit for new projecting at 677 Main Street

OR

Motion to deny proposed sign permit application as submitted.

DOUBLE SIDED PEDESTRIAN SIGN
1" x 1" METAL TUBE FRAME, PRINTED/LAMINATED VINYL GRAPHIC
3mm POLYMETAL PANEL



0000

DL_PROJECTIONSIGN

L3F

05/03/2021

SCALE 1.5" = 1'



1740 E. NORTH ST.
RAPID CITY, SD 57701

605-348-8744

signs@bigcsigns.net

SALES CONSULTANT

DANIEL LOGUE

GRAPHIC DESIGNER
Daniel Logue

CUSTOMER NAME

**DIAMOND
LILL'S**

DEADWOOD, SD

APPROVED

Signature



Copyright 2021

This drawing was created to assist you in visualizing our proposal. Actual sign may vary (color design & size). The original ideas herein are the property of Conrad's Big "C" Signs. Permission to copy or revise this drawing can only be obtained through a written agreement with Conrad's Big "C" Signs.



Existing Midnight Star sign centered above main entrance (not installed at time of photo)

Location of new Diamond Lils sign (no existing)

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Deadwood, SD 57732



Jeramy Russell
Planning and Zoning Administrator
Telephone (605) 578-2082
jeramyr@cityofdeadwood.com
Fax (605) 578-2084

**STAFF REPORT
PLANNING & ZONING
BOARD OF ADJUSTMENT
REQUEST FOR A CONDITIONAL USE PERMIT
May 19, 2021**

APPLICANT: Rick & Chris Jordan

PURPOSE: Application for CUP - Bed and Breakfast

GENERAL LOCATION: 768 Main Street

LEGAL DESCRIPTION: Part of Lots 46 & 47, Block 23, Original Townsite, City of Deadwood, Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed

ZONE: R2 – Residential Multi-Family

STAFF FINDINGS:

Surrounding Zoning:

North: R1/R2– Residential Districts
South: R1 – Residential Districts
East: PU/Commercial
West: R1/R2 Residential Districts

Surrounding Land Uses:

Residential Housing
Multi-family Housing
Mixed Use
Residential Housing

SUMMARY OF REQUEST

The applicant has submitted a request for a Conditional Use Permit to operate a Bed and Breakfast establishment at their residence located at 768 Main Street. The subject property is located on upper Main Street and is surrounded by different zoning classifications: Residential, Residential Multi-Family, Public Use, Commercial and Park Forest.

FACTUAL INFORMATION

1. The property is currently zoned R2 – Residential Multi-Family.
2. The site was originally built in the early 1900's is on the National Historic Registry.

3. The subject property has access from Main Street.
4. The subject property is located within a low density land use classification on the adopted Land Use Map.
5. The property is located in Flood Zone X – Areas of 500-year flood.
6. Adequate public facilities are available to serve the property.
7. The area is characterized by a mixture of single family dwellings, multi-family dwellings, commercial and public use areas.

STAFF DISCUSSION

The applicant has submitted a request for a Conditional Use Permit for a Bed and Breakfast establishment and City regulations permit Bed and Breakfast establishments in R2 – Residential Multi-Family District with an approved Conditional Use Permit. The subject property is currently being utilized for an apartment. The applicant indicates they intend to rent two private, one bedroom areas for their operation.

The Deadwood Zoning Code 17.08 defines a Bed and Breakfast as the following:

“Bed and breakfast establishment” means:

1. A single detached dwelling where temporary lodging or sleeping accommodations with no more than three guest rooms is provided with a breakfast meal to the traveling public, by the owner and his or her immediate family for payment and such shall be subordinate to the principle use of the dwelling as an owner occupied residence.

Rick and Chris intend to occupy the lower level as their residence and would comply with the stipulation of being owner occupied.

2. No bed and breakfast home shall be located on a lot closer than two hundred (200) feet or eight residences, whichever is greater, from any other lot containing a bed and breakfast home. However, the planning and zoning commission may waive the distance limitation if the structure is listed on the National Register of Historic Places or eligible for individual listing on the National Register of Historic Places. The Deadwood building inspector shall inspect the premises to insure compliance with the Building Code;

In this instance there are bed and breakfasts within the two hundred feet required buffers. The Jordan’s home sits in between four legal operating bed and breakfast establishment’s own by Shirlene Joseph. The Planning and Zoning Commission may waive the distance limitation if the structure is listed on the National Register of Historic Places or eligible for individual listing on the National Register of Historic Places. 768 Main Street is currently on the National Register of Historic Places.

3. Applicants proposing tandem parking shall be required to provide a control board for the keys of the guests. The owner/manager shall be responsible for the control board. The subject residence proposed for a bed and breakfast shall be required to provide the following: (a) off-street parking for two vehicles; (b) proof of a state sales tax number shall be provided to the planning and zoning office for their files; and (c) proof that the business improvement district has been notified of the bed and breakfast establishment and (d) proof of a lodging license from the State of South Dakota.

The Deadwood Zoning Code requires a bed and breakfast establishment to be occupied by the owner(s). The code also states a requirement of one off-street parking space per guestroom in section 17.64.060 of the ordinance book. The property does not have off street parking on site but owners have leased two private parking areas nearby for compliance.

COMPLIANCE:

1. **The Zoning Officer provided notice identifying the applicant, describing the project and its location, and giving the scheduled date of the public hearing in accordance with Section 10.10.B.**
2. **A sign was posted on the property for which the requests were filed.**
3. **Notice of the time and place was published in the designated newspaper of the City of Deadwood.**

GENERAL USE STANDARDS FOR CONDITIONAL USE PERMITS:

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

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

The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Preserve the existing stock of historic structures by working with the individuals and guiding the uses is an acceptable means. Traffic and parking should not significantly affect the neighborhood. This area has a mixture of single family and multi-family dwellings.

- 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 – Residential Multi-Family District and is intended to provide locations for low to medium density residential. Medium density residential is designed to provide apartment and multi-family dwellings as well as parks and recreation areas. There are four B&Bs within 200 feet of the proposed B&B.

- 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 proposed use would not result in a substantial or undue adverse effect on adjacent property or the character of the neighborhood and the use would not alter the character of the neighborhood. There will be no change in the size of the dwelling. To support a denial of a conditional use permit on the grounds that it will cause increased traffic problems, there must be a high degree of probability that the increase would pose a substantial threat to the health and safety of the community.

- D. Whether or not the proposed use increases the proliferation of non-conforming uses as well as previously approved Conditional Use Permits which are still in use, 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 proposed use would not increase the proliferation of non-conforming uses. The subject residence is located in an area that has apartment buildings and additional B&Bs. The appearance of the structure will not change; therefore, the character and use of the buildings and structures adjoining the subject property will not be adversely affected.

- E. Whether or not the proposed use in the proposed area will be 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 will not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services. Existing services are available onsite.

CONDITIONS GOVERNING APPLICATIONS AND PROVISIONS:

- A. Following the issuance 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 filled 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. The Bed and Breakfast must be owner occupied.**
- 3. Proof of a state sales tax number shall be provided to the Planning and Zoning Office for their files.**
- 4. Proof that the Building Inspector has inspected the building and it meets all of the building codes.**
- 5. Proper paperwork is filed with the City of Deadwood Finance Office for BID taxes.**

- 6. Proof of City of Deadwood Business License.**
- 7. Obtain lodging license after inspection from the South Dakota Department of Health.**
- 8. All parking shall be off street.**

ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approve / Deny by the Planning and Zoning Commission.
2. Approve / Deny by the Board of Adjustment.

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



Questions Contact:
Jeremy Russell
(605) 578-2082 or
jeramyr@cityofdeadwood.com

Section 5 Item a.

Application No. _____

APPLICATION FOR CONDITIONAL USE PERMIT

Application Fee: \$200.00

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Proposed Development: The Jordan's

Street Location of Property: 768 Main Street

Legal Description of Property: PT Lots 46 & 47 BLK 23

Original townsite, City of Deadwood, Lawrence Co. SD.

Zoning Classification of Property: R2

Name of Property Owner: Rick & Chris Jordan Telephone: (605) 347-7899

Address: 13301 Pleasant Valley Rd, Sturgis SD 57785
Street City State Zip

Name of Applicant: Rick & Chris Jordan Telephone: (605) 347-7899

Address: 13301 Pleasant Valley Rd Sturgis SD 57785
Street City State Zip

1. The following documents shall be submitted:

- An improvement survey, including all easements,
- 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
- A written statement addressing the criteria for approval.

Uses of Building or Land: Bed and Breakfast

Signature of Applicant: Chris Jordan Date: 4-21-21

Signature of Property Owner: Chris Jordan Date: 4-21-21

Fee: \$ _____ Paid On _____ Receipt Number _____

Legal Notice Published

Date: _____

Hearing Date: _____

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/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

City of Deadwood
Planning and Zoning
108 Sherman Street
Deadwood, SD 57732

City of Deadwood,

We are presenting for your consideration, an application for a Conditional Use Permit for our property located at 768 Main Street, Deadwood, SD.

We purchased this home December of 2015. The property is a tri-plex. We have remodeled extensively inside. The top of the home consists of two one bedroom, apartments with full kitchen and bath facilities which are currently long term rentals. The bottom floor is a two bedroom apartment, complete with full kitchen and bath, which we occupy ourselves. There is a laundry on the bottom floor for use by tenants and ourselves.

We have done some outside remodeling, including new sidewalks, new deck front and back, a covering over the back stairs, specialty lighting in the front, new roof (twice due to hail), and paint on the whole home.

We are in the process of retiring from full time ranching. It was our intention when we purchased our Deadwood home, that it would be our retirement home. We are now able to spend more time there and this idea of using the upstairs for a Bed and Breakfast just made sense to us in our retirement.

There are Bed and Breakfast establishments located on both sides of us and across the street. These are owned by Shirlene Josef. We have had several conversations with her, she is totally on board with our idea and has offered to help in any way she can.

Our plan is to rent the top two apartments. In order to welcome guests and maintain order, we will be staying in our apartment on premises when the apartments are occupied.

In order to accommodate our guests, we have secured a lease for two private parking spots just across the street at American Family Insurance.

If the Permit is approved, we will then apply for the State Lodging License and go through the inspections with them.

Rick and I love Deadwood's rich history. Rick's great grandfather, Christian Jordan, immigrated from Germany in the late 1800's. He worked in Deadwood and Lead as a butcher before homesteading near Sturgis in Pleasant Valley. We are still, as a family, operating that ranch today.

We are very proud of our little house in Deadwood. We have so enjoyed making improvements, on our home, meeting people and just enjoying everything Deadwood has to offer.

We very much appreciate your consideration and hope for the best!!

Respectfully,

Rick and Chris Jordan

**Pavich
Enterprises
Inc.**

Pavich Enterprises Inc
789 Main Street
Deadwood, SD 57732

Jeramy Russel
City of Deadwood, SD Deadwood Planning and Zoning

Dear Jeramy,

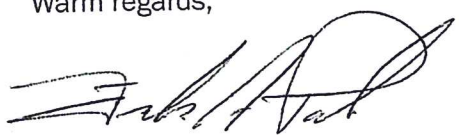
I'm writing you regarding Rick and Chris Jordan who are the owners of 768 Main Street in Deadwood. It is my understanding the Jordan's are petitioning the City of Deadwood for a variance so they may establish 768 Main Street as an Air B & B. I also understand that having off-street parking is one of the provisions and criteria that the City of Deadwood requires.

As you may recall, I am the owner of 789 Main Street in Deadwood. I have been the owner of this property since 2008 and run several business entities from this location.

This is a unique Main Street property since it has ample off-street parking. I have visited with both Rick and Chris Jordan and we have come to an agreement that I shall provide them 2 off street parking spaces at my 789 Main Street location.

As a Deadwood Main Street neighbor to the Jordan's, I support their request for a variance for 768 Main Street in Deadwood, SD. I hope the powers that be look favorably upon their request and allow the Jordan's to follow through with their business venture.

Warm regards,



Frank A. Pavich
President/Pavich Enterprises Inc.



768 MAIN STREET
APPLICATION FOR CONDITIONAL USE
PERMIT FOR A BED AND BREAKFAST.

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



Jeramy Russell
Planning and Zoning Administrator
Telephone (605) 578-2082
jeramyr@cityofdeadwood.com

**STAFF REPORT
PLANNING & ZONING
BOARD OF ADJUSTMENT**
May 19, 2021 Meeting

APPLICANT: Darleen A. Hicks

PURPOSE: Creating Property Lines for the Purpose of Land Transfer

GENERAL LOCATION: Calamity Lane Area

LEGAL DESCRIPTION: PLAT OF LOTS K1R AND K2R BEING A PORTION OF TRACT H OF THE SUBDIVISION OF PROBATE LOT 327, LOT 1 OF THE MURRAY SUBDIVISION OF PROBATE LOT 327, A PORTION OF LOT 5 OF PECK'S GARDEN SUBDIVISION AND A PROTION OF SCHOOL LOT 16, LOCATED IN THE NE1/4 OF SECTION 27, T5N, R3E, B.H.M. CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA FORMERLY LOTS K1 AND K2

FILE STATUS: All legal obligations have been completed.

ZONE: R2: Residential Multi-family

STAFF FINDINGS:

Surrounding Zoning:

North: C – Commercial
South: CH – Commercial Highway
East: C – Commercial
West: CH – Commercial Highway

Surrounding Land Uses:

Vacant Land
Condominiums
Vacant Land
Condominiums

SUMMARY OF REQUEST

The purpose of this plat is to establish a new property line for the purpose of transferring land. This plat describes the area located off Calamity Lane. Ownership of this parcel is selling approximately half of the lot to Keith Ewy and will keep the remaining. To accomplish this, a property line has been created on the plat separating the two parcels. This plat was previously

approved in April. An adjustment was needed on the new property line and is shown on the exhibit.

FACTUAL INFORMATION

1. The property is currently zoned R2 – Multi-Family.
2. The proposed lots are comprised of the following acreage: Lot K1R 0.770 Acres \pm , Lot K2R 0.768 Acres \pm .
3. The subject property is located within a low density residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.

STAFF DISCUSSION

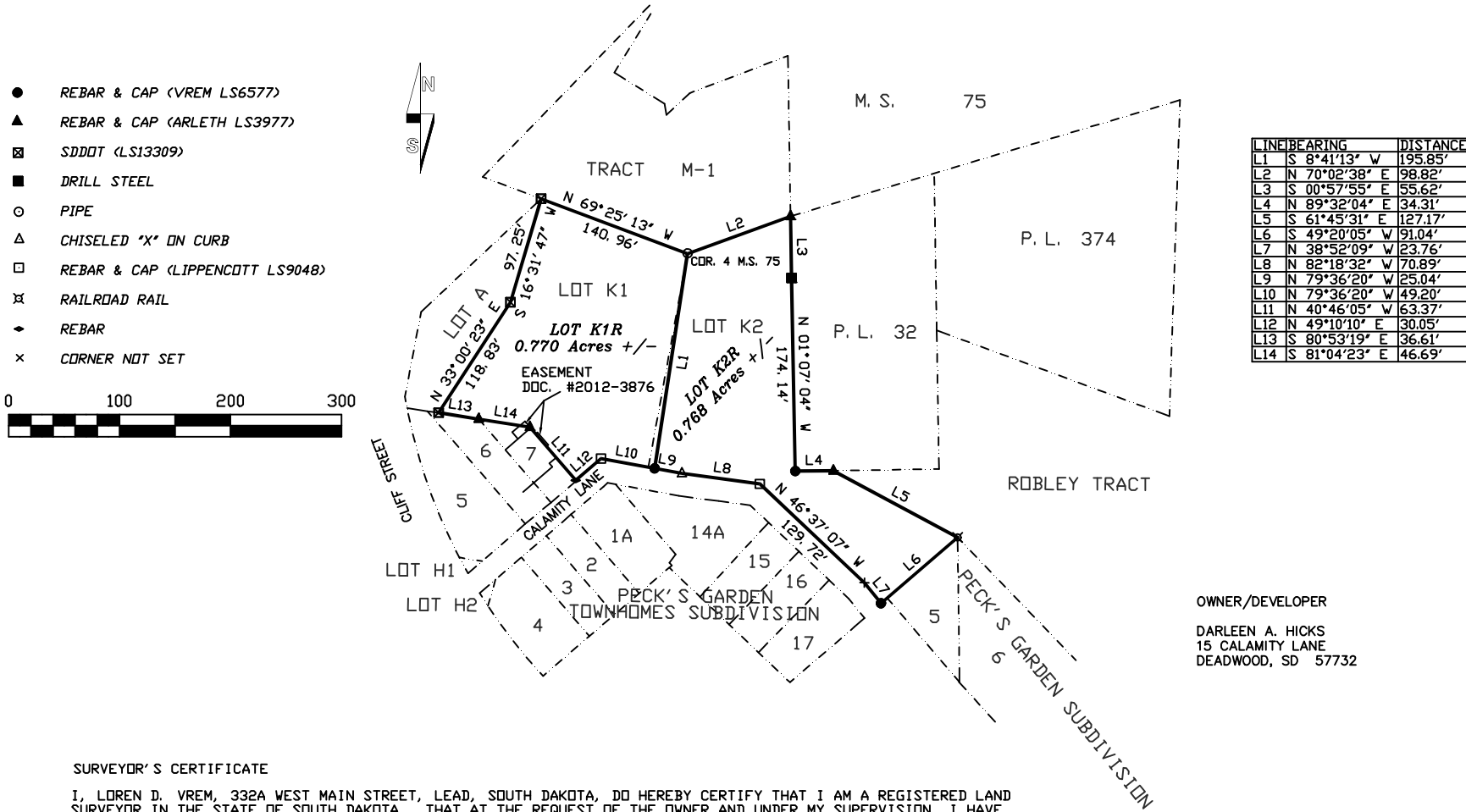
The proposed plat does not require a variance and is compliant with all City of Deadwood zoning ordinances.

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.

ACTION REQUIRED:

1. Approval/Denial by City of Deadwood Planning & Zoning Commission.
2. Approval/Denial by City of Deadwood Board of Adjustment.

PLAT OF LOTS K1R AND K2R
BEING A PORTION OF TRACT H OF THE SUBDIVISION OF PROBATE LOT 327,
LOT 1 OF THE MURRAY SUBDIVISION OF PROBATE LOT 327, A PORTION OF
LOT 5 OF PECK'S GARDEN SUBDIVISION AND A PORTION OF SCHOOL LOT 16,
LOCATED IN THE NE¼ OF SECTION 27, T5N, R3E, B.H.M.
CITY OF DEADWOOD
LAWRENCE COUNTY, SOUTH DAKOTA
FORMERLY LOTS K1 AND K2



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 HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER: _____ ADDRESS: _____

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____.

CHAIRMAN _____ 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: _____



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
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LEAD, SD 57754
(605) 722-3840

Date: 5/10/2021
Drawn By: L. D. Vrem
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