



# Planning and Zoning Commission Regular Meeting Agenda

Wednesday, November 15, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - a. Approval of October 18, 2023
4. **Sign Review Commission**
  - a. 685 Main Street - Rich Turbiville for DHIH, LLC - Install New Suspended Sign  
Action Required
    - a. Approval/Denial by Sign Review Commission
5. **Planning and Zoning Commission**
  - a. Final Plat - Creating Property Lines and Transfer of Property - Lot 3 Block 5 - The Summit at Deadwood Stage Run  
  
PLAT OF LOT 3, BLOCK 5 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA
6. **Items from Citizens not on Agenda**  
(Items considered but no action will be taken at this time.)
7. **Items from Staff**
  - a. Fassbender Newsletter for 3rd quarter 2023
8. **Adjournment**

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



# Planning and Zoning Commission Regular Meeting Minutes

Wednesday, October 18, 2023 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, October 18, 2023, 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 (Secretary) Dave Bruce  
 Commissioner Ken Owens  
 Commissioner Charles Eagleson  
 Michael Johnson, City Commissioner

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer  
 Trent Mohr, Building Inspector  
 Amy Greba, Administrative Assistant

## 3. Approval of Minutes

- a. Approval of October 4, 2023 Minutes

***It was moved by Commissioner Owens and seconded by Commissioner Keehn to approve the October 4, 2023 minutes. Voting Yea: Martinisko, Keehn, Bruce, Owens, Eagleson***

## 4. Sign Review Commission

- a. 11 Charles Street - Mike Percevic - Replace One Freestanding and Two Wall Signs

Action Required:

- a. Approval/Denial by Sign Review Commission

Mr. Mohr stated 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 replace the existing signs with signs depicting the new company name. The existing signs were granted variances in 2014. The freestanding sign was allowed to be larger than 10 square feet and the two wall signs were allowed to be taller than 2 feet. Allowing the proposed signs to be the same size would require continuing these variances. All other aspects of the proposed signs comply with the sign ordinance. Applicant shared with P&Z Staff that the signs arrived earlier than expected.

The sign permit application in review as proposed requires no new 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.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve permit for three new signs at 11 Charles Street. Voting Yea: Martinisko, Bruce, Owens, Keehn, Eagleson***

## 5. Planning and Zoning Commission

- a. Final Plat - Creating Property Lines and Transfer of Property - The Summit at Deadwood Stage Run

PLAT OF LOT 12, BLOCK 5 AND DEDICTED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:

- a. Approval/Denial by Planning and Zoning Commission

Mr. Kuchenbecker stated the subject property is owned by a legal entity, and they desire to create a new subdivision lot to sell. The potential buyer is aware that a building permit will not be issued until the infrastructure is completed.

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.

***It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve the final plat for creating property lines and transfer of property legally described as PLAT OF LOT 12, BLOCK 5 AND DEDICATED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea: Bruce, Owens, Martinisko, Keehn, Eagleson***

## **6. Items from Citizens not on Agenda**

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

## **7. Items from Staff**

Mr. Kuchenbecker stated the FEMA Project's Environmental Assessment has been expedited. We had one day turn around with Game, Fish and Parks, SHPO and National Park Service. FEMA agreed to change the 30 day comment period to 14 days, and it is now live on the City website. So it's good to see that moving forward.

Several retaining wall projects going on in town. At Broadway Alley, they are getting ready to pour the foundation behind Berg Jewelry, 650 Main Street. 58 Washington is complete. There is one under construction near Larry Shama's house that is moving along and starting to come out of the ground. Bid another retaining wall project on Monday night.

Stage Run Phase 3- had a monthly progress meeting and things seem to be going well there.

The Ridge is on-hold. They have not gotten their DANR or water and sewer permits. They have applied and it has failed twice.

Boot Hill is also on hold. They have done some reclamation work and are trying to determine which direction they want to go in the future.

Next week is the Planning Conference in Mitchell. Mr. Kuchenbecker will be attending.

The Calamity Jane statue was set yesterday, Tuesday, Oct. 17. Fr. Mike, Bill and the committee have been busy with fundraising. Not only did they get Calamity Jane paid for but the next three statues are paid for, too.

The City is taking resumes and applications for the Zoning Coordinator position and starting interviews the first part of November. Cindy is on contract with the city to work on Short Term Rentals until the position is filled. There are 34 between the three categories and have all the lodging licenses except for one. Making sure they all have their sales tax license. Not all have one because VRBO handles all the booking and the taxes for them. Four need enrolled into the Bid taxes 1-6. We are in good shape there. We have three

illegal ones. We have sent Cease and Desist letters and they have not removed them from the site. The next step is a court injunction and that is in the process by the City's legal counsel.

Mr. Kuchenbecker drafted a modification to the Zoning Ordinance that we do not define spot zoning in our ordinance and he wants to have that defined. It will be brought before the City Commission and emailed out to all Commissioners. The legal counsel review arrived and there were a couple suggestions but otherwise it is ready to go. After discussing the car wash situation, it needed to be defined in the city's ordinances. Also working on a grading ordinance.

Commissioner Bruce asked if there is any new information on the carwash. Mr. Kuchenbecker stated that the City Commission was not interested in changing the zoning so it was a spot zoning. Therefore, the City sent back the applicants check and application and did say the Economic Development Director reach out regarding the possibility of finding another location.

Commissioner Eagleson asked whether the "wolf pen" on Hwy 85, below The Lodge, is within city limits. It is within city limits. He asked if the facility gets inspected periodically by Game and Fish as to the welfare of the animals. Mr. Kuchenbecker advised him to contact the police department with any concerns and they would look into it.

## 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, Bruce, Owens, Eagleson***

There being no further business, the Planning and Zoning Commission adjourned at 4:18 p.m.

ATTEST:

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

\_\_\_\_\_  
Secretary, Planning & Zoning Commission

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  
 November 15, 2023

**Applicant:** Rich Turbiville for DHIH, LLC  
**Address:** 685 Main Street, Deadwood, SD 57732  
**Site Address of Proposed Signage:** 685 Main Street (Rocksino)

### Computation of Sign Area

**Building Frontage:** 211 Feet  
**Total Available Signage:** 422 Square Feet  
**Existing Signage:** Four wall signs, six awning signs and one projecting sign (90 Square Feet)  
**Remaining Available Signage Area:** 332 Square Feet  
**Proposed Sign Project:** Install new suspended sign (6 Square Feet)  
**Proposed Building Materials:** Painted high density urethane (see attached rendering)  
**Proposed Lighting of the Signs:** None  
**Location of Proposed Sign:** Under awning in front of Main Street entrance

### Discussion

The sign permit application in review is proposed at a location inside the national historic landmark 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 suspended sign under the awning in front of the Main Street entrance. There was a hanging sign in this same location for Hickok's.

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

OFFICE OF  
**Planning & Zoning**  
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**TRENT MOHR**  
Building Inspector  
Dept. of Planning & Zoning  
Telephone: (605) 578-2082  
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 suspended sign at 685 Main Street

OR

Motion to deny proposed sign permit application as submitted

Replace Hickok's Hotel + Gaming sign.  
 Hickock's Sign was 48" wide + 13" High

RET

**ROCKSINO** NON ILLUMINATED DIF BLADE LD.

**DESCRIPTION:**

- MOUNTS TO EXISTING AWNING FRAME - SURVEY REQUIRED
- 3" DEEP SIGNCAMP PANEL w/ SMOKEBLASTED WOOD GRAIN FINISH BACKGROUND (GRAIN FINISH).

GOLD BORDER, WHITE DECORATIVE SCROLL AND GOLD ROCKSINO LETTERS ARE PAISED WOOD GRAIN IS BLASTED BACK

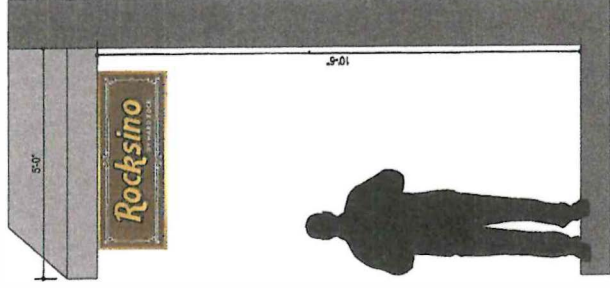
SURVEY NEED TO CONFIRM EXISTING STRUCTURE FOR MOUNTING  
 OPTION OF EXTERNAL LIGHTING TO BE INCORPORATED  
 INTO MOUNTING BRACKET

**FINISHES & COLORS**


- P1** -PAINTED SATIN BLACK
- P2** -PAINTED HP 21107 'POOLS GOLD'
- W1** -WOOD GRAIN
- V2** -OFF WHITE TRANSLUCENT VINYL TO MATCH SW 7551 'GREEK VILLA' (100)



**1** ELEVATION VIEW  
 SCALE: 1" = 1'




**2** ELEVATION VIEW  
 SCALE: 1/2" = 1'



**A VISUAL SOLUTIONS COMPANY.**  
 1545 FIVE POINTS BLVD. SUITE 111  
 LITTLE ROCK, AR 72205  
 503.351.6543

PROJECT NAME		ROCKSINO - HARD ROCK
OWNER/TRADE		ROCKSINO - HARD ROCK
OWNER ADDRESS		1545 FIVE POINTS BLVD. SUITE 111
OWNER CITY/STATE/ZIP		LITTLE ROCK, AR 72205
OWNER PHONE		503.351.6543
OWNER FAX		
OWNER EMAIL		
PROJECT NO.		57782
PROJECT DATE		
PROJECT TYPE		CB



REVISIONS

NO.	DATE	PROJECT CHANGES	DESCRIPTION

REVISION HISTORY

NO.	DATE	PROJECT CHANGES	DESCRIPTION

All work shall be done in accordance with the Project Manual. The Contractor shall be responsible for obtaining all necessary permits and licenses. The Contractor shall be responsible for obtaining all necessary permits and licenses. The Contractor shall be responsible for obtaining all necessary permits and licenses.

**PRODUCT TYPE:**  
**UNICEST CANOPY BLADE**

**DRAWING TYPE:**  
 CONCEPT DRAWING

PROJECT NO.	57782	DATE	07/11/2023
DRAW. NO.	34625-020	SHEET	7 of 7







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

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## PLANNING AND ZONING COMMISSION CONSIDERATION OF FINAL PLAT

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### Staff Report

Date: November 8, 2023  
From: Kevin Kuchenbecker  
Planning, Zoning & Historic Preservation Officer  
RE: Consideration of Final Plat for The Summit at Deadwood Stage Run

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**APPLICANT(S):** The Summit at Deadwood Stage Run

**PURPOSE:** Creating Property Line & Transfer of Land

**ADDRESS:** To Be Determined

**GENERAL LOCATION:** The Summit at Deadwood Stage Run

**LEGAL DESCRIPTION:** PLAT OF LOT 3, BLOCK 5 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** R2 Residential Multi-Family

### STAFF FINDINGS:

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Surrounding Zoning:

North: Multi-Family

South: Residential

East: Residential

West: Residential

Surrounding Land Uses:

Vacant Lots

Vacant Land

Vacant Land

Vacant Lots

### SUMMARY OF REQUEST

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The purpose of this plat is to create property lines of a new subdivision lot to sell. The proposed lot is in an area that is in the process of being developed.

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**FACTUAL INFORMATION**

1. The property is currently zoned R2 – Multi-Family Residential.
2. Lot 3 is comprised of 0.319 Acres $\pm$ .
3. The subject property is located within a Planned Unit Development.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are being developed to serve the property.
6. The area is currently characterized by a mixture of residential uses.

**STAFF DISCUSSION**

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The subject property is owned by a legal entity, and they desire to create a new subdivision lot to sell. The potential buyer is aware that a building permit will not be issued until the infrastructure is completed.

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:**

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

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: THE Summit a Dead STAGE RUN

Address: PO BOX 631 DEADWOOD SD 57732  
Street City State Zip

Phone Number: 605-920-1240 Email Address: brily Pearson 7@live.com

Property Address: 3 Lot ~~3~~ BLOCK 5 3 Myrtle Way Dead

Property Owner: THE Summit a Dead STAGE RUN

Property Owner Phone Number: 605-920-1240

Full Legal Description of Property: \_\_\_\_\_

Purpose of this Plat: FINAL PLAT TO SELL Lot 3

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:  Date: 10-19-23

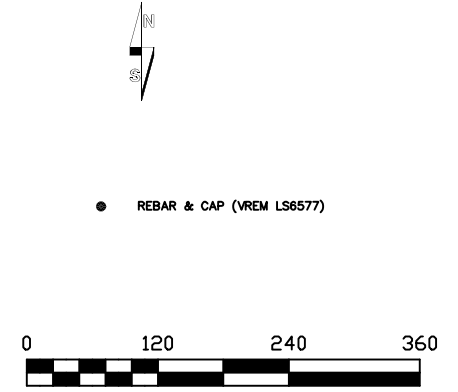
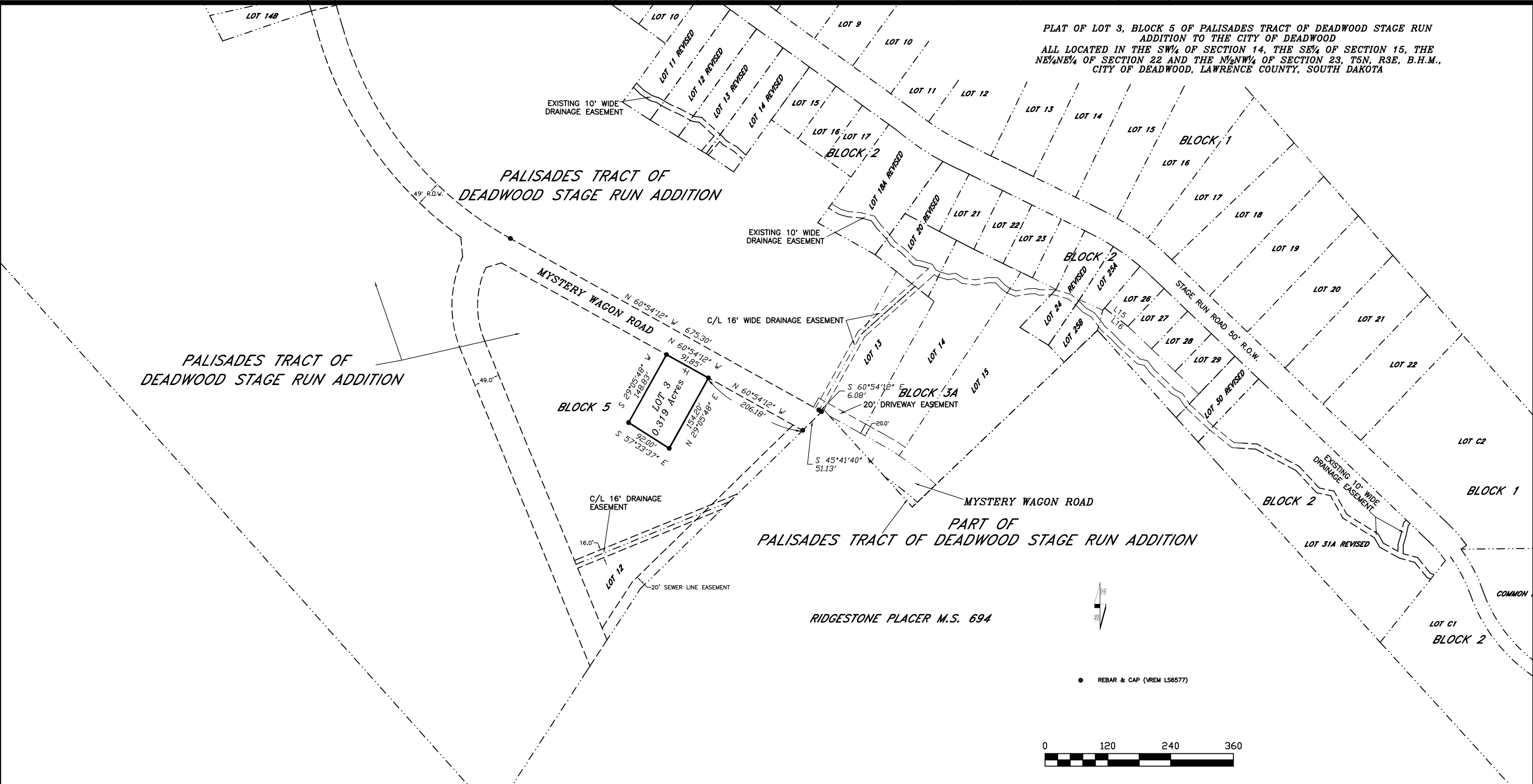
**Staff Use Only**

Fee: \$ _____	Paid On _____	Receipt Number _____
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<b>PLANNING AND ZONING ADMINISTRATOR:</b>			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
<b>PLANNING AND ZONING COMMISSION:</b>			
Approved/P&Z Commission:	Yes	No	Date: _____
<b>DEADWOOD BOARD OF ADJUSTMENT:</b>			
Approved/Board of Adjustment:	Yes	No	Date: _____

Reason for Denial (if necessary): \_\_\_\_\_

PLAT OF LOT 3, BLOCK 5 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD  
 ALL LOCATED IN THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 14, THE SE<sup>1</sup>/<sub>4</sub> OF SECTION 15, THE NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> OF SECTION 22 AND THE N<sup>1</sup>/<sub>2</sub>NW<sup>1</sup>/<sub>4</sub> OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



<p>Prepared By:  <b>PONDEROSA LAND SURVEYS, L.L.C.</b>                  332A WEST MAIN STREET                  LEAD, SD 57754                  (605) 722-3840</p>	Date:	10/28/2023
	Drawn By:	L. D. Vrem
	Project No.:	23-446
	Dwg. No.:	23-446.dwg

*PLAT OF LOT 3, BLOCK 5 OF PALISADES TRACT OF DEADWOOD STAGE RUN  
ADDITION TO THE CITY OF DEADWOOD  
ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE  
NE¼NE¼ OF SECTION 22 AND THE N½NW¼ OF SECTION 23, T5N, R3E, B.H.M.,  
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA*

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

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: \_\_\_\_\_

OWNER'S CERTIFICATE  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

***THE SUMMIT AT DEADWOOD STAGE RUN, LLC***, 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: \_\_\_\_\_

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: \_\_\_\_\_

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:	10/28/2023
Drawn By:	L. D. Vrem
Project No.:	23-446
Dwg. No.:	23-446.dwg



# HISTORIC BLACK HILLS STUDIOS

HOME OF THE FASSBENDER PHOTOGRAPHIC COLLECTION

## Recently Digitized

Negatives depicting the Adams Co., Pioneer Fruit Co., General Public Utilities and service station in Deadwood ca. 1941.



## Photography Quote:

“One very important difference between color and monochromatic photography is this: in black and white you suggest; in color you state. Much can be implied by suggestion, but statement demands certainty... absolute certainty.”

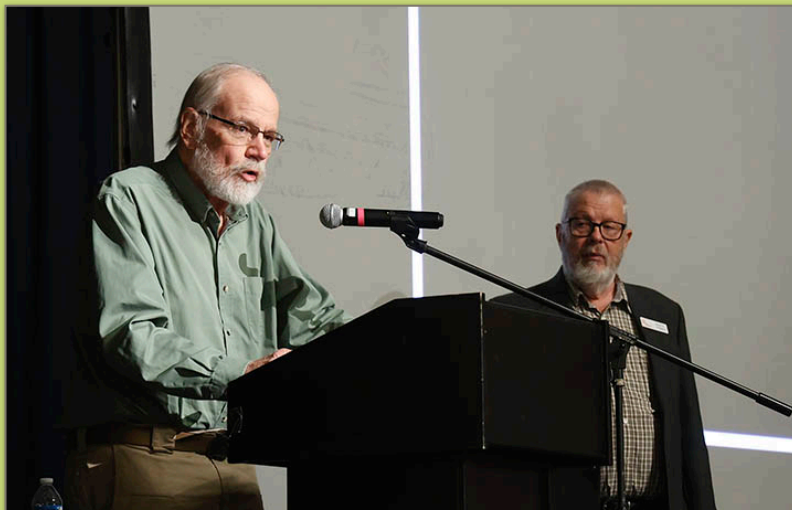
*Paul Outerbridge*



## Conferences converge on Northern Hills

The West River History Conference and Association of South Dakota Museums held their conferences in Lead and Spearfish respectively in early October. Tours of local museums and historic properties were on the agenda for both conferences. Presenters covered topics ranging from Lead’s mining heritage to preservation and handling of Native American artifacts.

(More on page 2)



**Above:** David Wolff speaks to the attendees at the West River History Conference after receiving the Herb Blakely award. The award is named for the founder of the conference and is awarded for “outstanding contributions to local and regional history.” In the background is Paul Higbee, President of the board of directors for the West River History Conference. **Below:** ASDM conference at the High Plains Western Heritage Center in Spearfish.



## New to the Board



**Elise Fowlkes** is the newest appointee to the board of directors for the Fassbender Photographic Collection.

Fowlkes first moved to Spearfish in 1999 to attend Black Hills State University. She has experience working with preschool to high school age learners, and has been a Visual Arts instructor at Spearfish High School since 2013. She thoroughly enjoys creating artwork with students in her photography (digital and darkroom), ceramics/pottery, and graphic arts classes. "I love helping them view the world with different eyes, develop their critical thinking skills, learn to observe detail, and notice beauty in their daily lives." Elise and her husband, Collin, are both artists and enjoy living and working in a community that values the arts and the outdoors.

## Photography Community

- Black Hills Focus Group**  
([historicblackhillstudios.org/BHFG](http://historicblackhillstudios.org/BHFG))
- Black Hills Photography Club**  
([blackhillsp photographyclub.com](http://blackhillsp photographyclub.com))
- Black Hills Photo Shootout** and related photography events  
([blackhillsp photoshootout.com](http://blackhillsp photoshootout.com))
- Historic Black Hills Studios** on Facebook.
- Black Hills State University** - <https://www.bhsu.edu/academics/arts-humanities/Photography/>

## Deadwood History Welcomes Jim Williams

The Deadwood History, Inc. (DHI) board and staff are pleased to welcome Dr. Jim Williams as the new executive director. Jim joined the organization on September 5, 2023.

Jim was Senior Vice President/Vice President at Emporia State University, Emporia, Kansas, from 2004 – 2022. With roots in western and eastern South Dakota, Jim and his wife, Helen, are excited to move to Deadwood. His extensive background in fundraising, budgeting, relationship management, team development, program development, marketing, and strategic planning will help lead and inspire the DHI team into the future.

Jim is looking forward to the opportunity to carry on DHI's success with the same passion established by his predecessor, Carolyn Weber, and continue to build on the great work she accomplished. He is excited to work in Deadwood and be involved in the community.

He and Helen have two grown daughters, Emma and Betsey, and a Norwegian Forest cat named Duchess. They are winter activity enthusiasts who look forward to snowshoeing, hiking, and ice fishing in the Black Hills.



Jim Williams

## Conferences (cont. from page 1)

The West River History Conference also received an award from ASDM for the "Kids Write History" program. Fourth grade students from west river schools submitted essays that were reviewed and awards were given at the conference. The award was for the "Community Collaboration" category.