



Planning and Zoning Commission Meeting Agenda

Wednesday, April 01, 2026 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 of the March 18, 2026, Planning and Zoning Commission Meeting.
4. **Sign Review Commission**
 - a. Accept/reject portable sign approvals and disbursements.
5. **Planning and Zoning Commission**
 - a. Application for Plat - Event Center Complex - (SDDOT) legally described as Lot AB-1 being a portion of Lots H2 and H4 of M.S. 242 and a portion of Lot H2 of M.S. 569, all located in the City of Deadwood, Lawrence County, South Dakota.
Action Required:
 1. Approval/Denial by the Deadwood Planning and Zoning Commission
 - b. Accept/Reject Finding of Facts and Conclusion - Conditional Use Permit (Gold Country Laundromat) legally described as Lot E of the Wagner Subdivision of a portion of M.S. 97, located in the 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**
8. **Adjournment**



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, March 18, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, March 18, 2026, 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 Ken Owens
 Commissioner Jim Williams

City Commissioner Charles Eagleson

STAFF PRESENT

Trent Mohr – Building Official
 Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

a. Approve the minutes of the March 4, 2026, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes of the March 4, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.

4. Sign Review Commission

5. Planning and Zoning Commission

a. Application for Plat - 57 Lincoln Avenue - (Reynolds) legally described as Lots 4A, 4B & 4C, Block 46 formerly Lot 4, Lot A and a portion of Lots 23, 24, 25 & 26, Block 46 Original Townsite City of Deadwood, Lawrence County, South Dakota located in the SW 1/4 of Section 23, T5N, R3E, B.H.M.

Action Required:

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

Ms. Blue-Jones introduced Application for Plat - 57 Lincoln Avenue - (Reynolds) and reviewed the Staff Report.

Paula Von Weller, neighbor, introduced herself to the Commission. Ms. Von Weller expressed concern about the potential for trees to be cut down, destabilization of

ground, change of view from her property, traffic, congestion, and construction activity should the property be developed in the future.

Ann Boldt, neighbor, introduced herself to the Commission. Ms. Boldt reiterated the same concerns as Ms. Von Weller.

Steve Olson, neighbor, introduced himself to the Commission. Mr. Olson stated he has concerns about drainage that could be created by curb cuts. While he understands the need for housing in Deadwood, the location at 57 Lincoln Avenue may not be the right place for it.

Commissioner Martinisko explained the purpose of today's review is to review the request for a re-plat of the property. If the property has homes developed on it in the future, it is allowable to do so under city ordinance. Citizen concerns will be taken into account when that time comes.

Commissioner Owens clarified that the Commission is not approving a housing development, only the re-drawing of lot lines.

Commissioner Williams stated the requested lots are acceptable per city ordinance. It is important for citizens to voice concerns as the project moves forward, but he can see no valid reason to refuse the request for a plat change.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Plat - 57 Lincoln Avenue - (Reynolds). Voting yea: Martinisko, Keehn, Owens, Williams.

- b. Application for Plat - 25 & 29 Terrace Street - (O'Shaughnessy) legally described as Lot 11A, Block 64 and Lot 1A, Block 65 formerly Lots 1, 2, & 3, Block 65, a portion of Lot 9, all of Lots 10 & 11, Block 64 and a portion of Probate Lot 103, City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

Ms. Blue-Jones reviewed Application for Plat - 25 & 29 Terrace Street - (O'Shaughnessy) and discussed the Staff Report.

It was moved by Commissioner Williams and seconded by Commissioner Owens to approve Application for Plat - 25 & 29 Terrace Street - (O'Shaughnessy). Voting yea: Martinisko, Keehn, Owens, Williams.

- c. Application for Plat - Stage Run Lot 63 Block 4 - (PSF LLC) legally described as Lot 63, Block 4 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood all located in the SW 1/4 of Section 14, the SE 1/4 of Section 15, the NE 1/4 NE 1/4 of Section 22 and the N 1/2 NW 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

Ms. Blue-Jones discussed Application for Plat - Stage Run Lot 63 Block 4 - (PSF LLC) and reviewed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Plat - Stage Run Lot 63 Block 4 - (PSF LLC). Voting yea: Martinisko, Keehn, Owens, Williams.

- d. Approve/Deny Finding of Facts and Conclusion - Conditional Use Permit (HACA LLC) legally described as Lots 1, 2, 3, 4, 5, 6, and 7, Block 1 of Highland Park Addition to the City of Deadwood, Lawrence County, South Dakota, according to the Plat recorded in Book 1 Page 135.

Ms. Blue-Jones discussed Finding of Facts and Conclusion - Conditional Use Permit (HACA LLC).

It was moved to accept Finding of Facts and Conclusion - Conditional Use Permit (HACA LLC) by Commissioner Keehn and seconded by Commissioner Williams. Voting yea: Martinisko, Keehn, Owens, Williams.

6. Items from Citizens not on Agenda

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

7. Items from Staff

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 4:20 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Vice-Chair, 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) 722-0786



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

MEMORANDUM

DATE: April 1, 2026

TO: Planning and Zoning Commission

FROM: Kevin Kuchenbecker, Historic Preservation Officer & Planning and Zoning Administrator

RE: Portable Signs

STAFF FINDINGS:

The Planning & Zoning Office has received applications for portable signs for several businesses listed below. Staff reviewed all applications, and the applicants met the criteria for acceptance and approval. Under the newly revised ordinance, the signs must be purchased from the City of Deadwood.

435 Williams Street – Deadwood Public Library
 677 Main Street – Midnight Star
 692 Main Street – Deadwood Elks Lodge #508
 622 Main Street – Mr. Goodstores
 620 Main Street – Mr. Goodstores
 641 Main Street – Happy Days
 669 Main Street – Gunslinger Saloon
 637 Main Street – Pam’s Purple Door
 653 Main Street – Deadwood Outfitters
 692 Main Street – Maverick’s Trading Post
 649 Main Street – Miss Kitty’s Mercantile
 652 Main Street – Main Street Espresso

Due to the transition to the new ordinance and in an effort to accommodate the business community, this office is requesting the Sign Commission acknowledge and approve these applications as the portable signs were disbursed to the above businesses. Furthermore, this office is requesting the Sign Commission allow administrative action to continue to issue said signs until July 1, 2026. At that time, all applications will be presented to the Sign Commission prior to issuance of the portable signs.

RECOMMENDED ACTION:

Accept approval for portable sign disbursements.

OFFICE OF
PLANNING, ZONING AND
HISTORIC
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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 COMMISSION
STAFF REPORT
APPLICATION FOR PLAT**

Date: April 1, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Change of Zoning

APPLICANT: City of Deadwood

PURPOSE: Create new lot and legal description.

ADDRESS: Event Center Complex

LEGAL DESCRIPTION: Lot AB-1 being a portion of Lots H2 and H4 of M.S. 242 and a portion of Lot H2 of M.S. 569, all located in the City of Deadwood, Lawrence County, South Dakota.

STAFF FINDINGS:

Surrounding Zoning:

North: CH – Commercial Highway

South: PU – Public Use

East: CH – Commercial Highway

West: PU – Public Use

Surrounding Land Uses:

Highway and Businesses

Event Center Complex

Public Right-of-Way

Event Center Complex

SUMMARY OF REQUEST

The purpose of this plat is to create a new parcel and legal description. The property is currently owned by the Department of Transportation and consists of the entrance to the Event Center Complex and a portion of Public Right-of-Way.

FACTUAL INFORMATION

1. The property is currently split between zones CH – Commercial Highway and PU – Public Use.
2. Combined lot will be comprised of 24,437 square feet \pm which equates to 0.561 acres \pm .
3. The property is located within the floodway and the 100-year floodplain.
4. Public facilities are available to serve the property.
5. The area is currently characterized by a Public Right-of-Way and a bridge serving as the entrance to the Event Center Complex.

STAFF DISCUSSION

The subject property is owned by the State of South Dakota Department of Transportation.

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 taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

1. Approval/Denial 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: City of Deadwood

Address: 108 Sherman Street Deadwood SD 57732
Street City State Zip

Phone Number: 605.578.2082 Email Address: leah@cityofdeadwood.com

Property Address: Event Center

Property Owner: [REDACTED]

Property Owner Phone Number: _____

Full Legal Description of Property: Lot AB-1, being a portion of Lots H2 and H4 of M.S. 242 and a portion of Lot H2 of M.S. 569, all located in the City of Deadwood, Lawrence County, South Dakota

Purpose of this Plat: Create legal description for new parcel

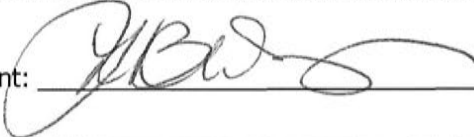
Summary of this Plat: This plat creates a new parcel with a new legal description. This area is at the entrance of the Event Center Complex.

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: March 16, 2026

Staff Use Only

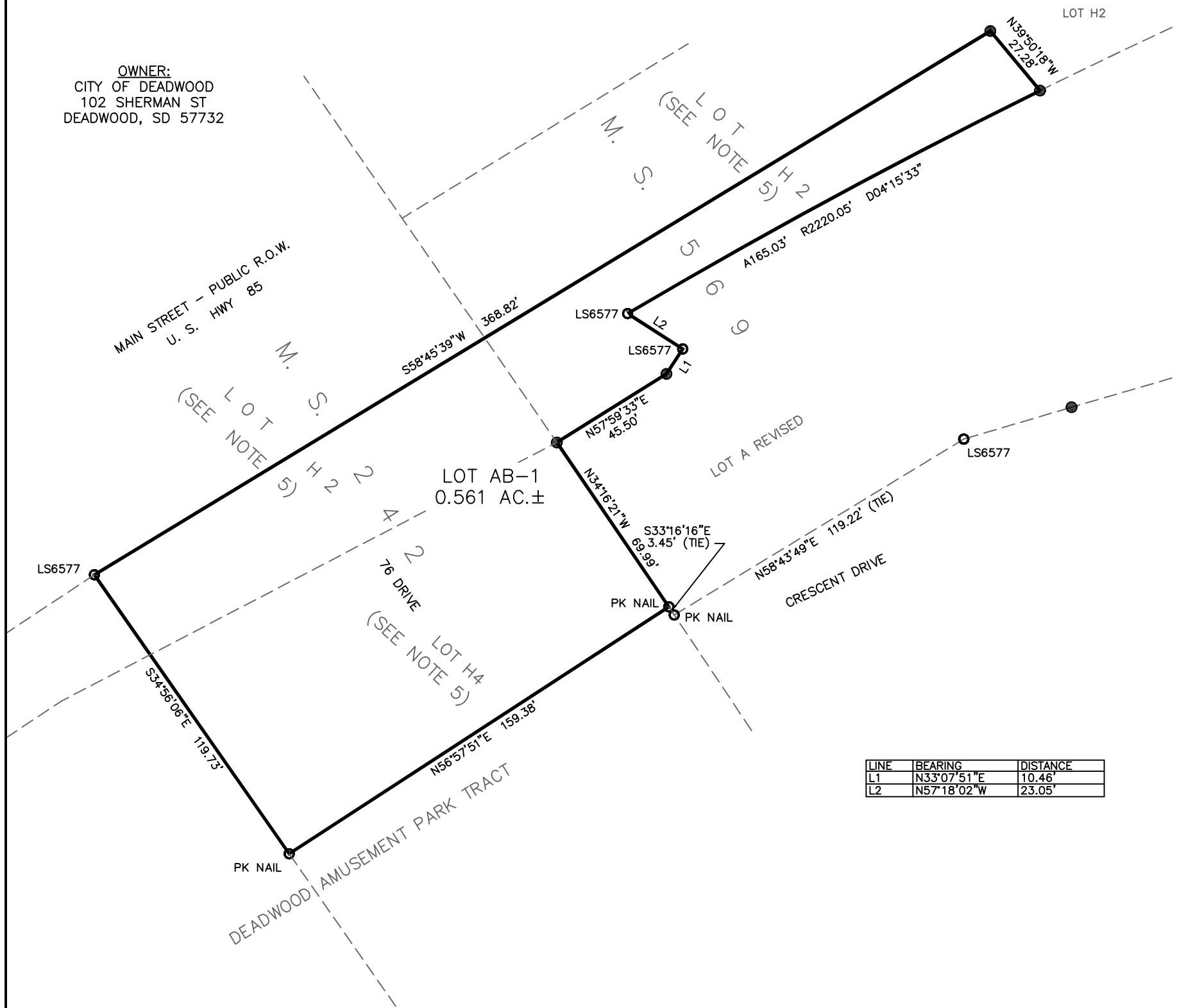
Fee: \$ 0 Paid On N/A Receipt Number N/A

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: _____

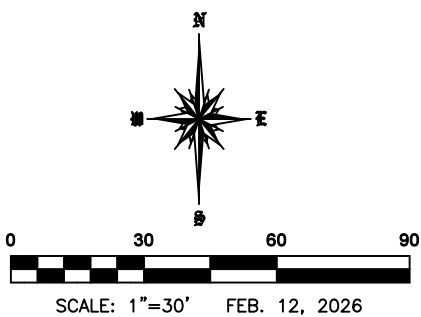
Reason for Denial (if necessary): _____

PLAT OF LOT AB-1
 BEING A PORTION LOTS H2 AND H4 OF M.S. 242 AND
 PORTION OF LOT H2 OF M.S. 569,
 ALL LOCATED IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

OWNER:
 CITY OF DEADWOOD
 102 SHERMAN ST
 DEADWOOD, SD 57732



LINE	BEARING	DISTANCE
L1	N33°07'51"E	10.46'
L2	N57°18'02"W	23.05'



- NOTES:
- TOTAL AREA THIS PLAT: 0.561 ACRES±.
 TOTAL LOT AREA THIS PLAT: 0.561 ACRES±.
 TOTAL AREA R-O-W THIS PLAT: 0.00 ACRES±.
 - 8' MINOR DRAINAGE AND UTILITY EASEMENTS HEREBY CREATED ALONG THE INTERIOR OF ALL LOT LINES.
 - PURSUANT TO SDCL §§ 11-3-8.1 AND 11-3-8.2, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE, INCLUDING GROUNDWATER, LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES RELATING TO THE SAME.
 - WE HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE PORTIONS OF LAND DESIGNATED HEREON AS EASEMENTS.
 - LOT H2 OF MS 242 RECORDED IN PLAT DOC# 1985-2783.
 LOT H4 OF M.S. 242 RECORDED IN PLAT DOC# 1985-3661.
 LOT H2 OF M.S. 569 RECORDED IN PLAT DOC# 1985-3662.

CERTIFICATE OF SURVEYOR
 I, BRADLEY LIMBO, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, CERTIFY TO THE ABOVE OWNER(S), THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION, ON THE GROUND TO THE THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF SOUTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP EASEMENTS OF RECORD AS PERFORMED BY MYSELF OR BY ALL ASPECTS INC.

DATE: _____
 BRADLEY LIMBO, REGISTERED LAND SURVEYOR, RLS11918

PREPARED BY: SHEET 1 of 2

ALL ASPECTS INC.
 LAND SURVEYING

Project: AAI-25-306
 Date: JAN. 6, 2026
 Rev: _____
 Surveyed by: BJL
 Prepared by: FD

All Aspects INC.
 1955 Maitland Rd.
 Spearfish SD 57783
 605-490-2944
 llmbopsaai@gmail.com

PLAT OF LOT AB-1
BEING A PORTION LOTS H2 AND H4 OF M.S. 242 AND
PORTION OF LOT H2 OF M.S. 569,
ALL LOCATED IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, _____ DO HEREBY CERTIFY THAT 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: _____

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____.

CITY PLANNER

CHAIRMAN

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, S.D. DATED THIS ____ DAY OF _____, 20____.

ATTEST: _____
FINANCE OFFICER MAYOR

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: _____

CERTIFICATE OF 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


CERTIFICATE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

LAWRENCE COUNTY REGISTER OF DEEDS

FEE: \$ _____

PREPARED BY:	SHEET 2 of 2
 ALL ASPECTS INC. LAND SURVEYING	
Project: AAI-25-306	All Aspects INC.
Date: JAN. 6, 2026	1955 Maitland Rd.
Rev:	Spearfish SD 57783
Surveyed by: BJL	605-490-2944
Prepared by: FD	lmbopisaal@gmail.com



Aerial photo of parcel located at entrance of Event Center Complex



Zoning map showing entrance to Event Center Complex

Zoning Legend

- C1 - COMMERCIAL
- CE - COMMERCIAL ENTERPRISE DISTRICT
- CH - COMMERCIAL HIGHWAY
- PF - PARK FOREST
- PU - PUBLIC USE
- PUD - PLANNED UNIT DEVELOPMENT
- R1 - RESIDENTIAL
- R2 - MULTI-FAMILY RESIDENTIAL



Map showing flood zones at Event Center Complex

- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee

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
FINDINGS OF FACT AND CONCLUSION
CONDITIONAL USE PERMIT**

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

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

LEGAL DESCRIPTION: Lot E of the Wagner Subdivision

FILE STATUS: All legal obligations have been completed.

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

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

Findings of Fact and Conclusion – Conditional Use Permit
Gold Country Laundromat
April 1, 2026

FINDINGS OF FACT AND CONCLUSION

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

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

1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.
2. The Building Official shall inspect the building to ensure it meets applicable building codes.
3. City of Deadwood Business License has been maintained.

Findings of Fact and Conclusion – Conditional Use Permit
Gold Country Laundromat
April 1, 2026

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

ATTEST:

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

Alea Struble, Mayor
City of Deadwood
April 6, 2026

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

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