

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

May 3, 2006

REGULAR MEETING

The Regular Meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Larry Ryan on Wednesday, May 3, 2006 at 5:00 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

PRESENT PLANNING & ZONING: Larry Ryan, Marie Farrier, Sheree Green entering at 5:05, Robert Thorp and Mel Allen.

ABSENT: None

APPROVAL OF MINUTES

Mr. Thorp moved approve the minutes of the April 27, 2006 Joint meeting. Ms. Farrier seconded and the motion carried.

All in favor - 5  
Opposed - 0

BILL PEARSON / CLAYTON JOHNSON - TIFD / PUD AND ANNEXATION

Ms. Williams noted the presentation was for informational purposes only and no action was required at this time.

Mr. Pat Wyss, Wyss and Associates, represented Mr. Clayton Johnson and Mr. Bill Pearson co-owners of Deadwood Stage Run, LLC. Deadwood Stage Run was proposing a residential subdivision in an area located up above First Gold. He noted the land was located in a valley above Deadwood. The primary access road would be the Mt. Roosevelt Road. The goal of the project was to provide a housing development and moderately priced home sites.

Chairman Ryan questioned what Mr. Johnson considered moderately priced? Mr. Johnson stated that the lots would be in the \$39,000 range. He stated hopefully people could build a house for \$130,000.

Chairman Ryan questioned who would be responsible for building the access road? Mr. Wyss stated Mt. Roosevelt Road., which is a county road, goes right past the corner of the property. Mr. Ryan questioned how far the property was located from State Highway 85. Mr. Wyss stated approximately .7 of a mile from the Ramkota side of the road. Mr. Ryan stated if he understood correctly, access was not an issue. Mr. Wyss stated the property was easily accessible.

Nyla Griffith, City Commissioner, questioned how much of the property was located in the city limits? Mr. Johnson explained the total acreage of the project was 120 acres and 20 acres of it was currently located in the city limits. He noted Mr. Pearson and Mr. Johnson had already petitioned to have the 100 acres annexed into the city. Mr. Johnson noted the annexation was voluntary and they owned all of the land.

Mr. Wyss directed the Planning and Zoning Commission to a map, and pointed out the land retained some very steep terrain. Mr. Wyss pointed out where the road would be located and where the drainage areas were located. Mr. Wyss noted the emergency exit would follow an existing trail and exit at First Gold Hotel.

Mr. Wyss also presented the outline of the land and proposed lots. The majority of the lots would be single-family residential. He noted the lots would be long and narrow measuring approximately 80 feet wide and the lengths would vary. He felt the size of the lots would accommodate most homes and provide adequate yard space. He added the drainage areas would be kept open.

It was noted there was a total of 104 single family home sites, 21 multi-family sites and 2 commercial areas being proposed for the property. Mr. Wyss noted the engineering had not been completed on the property; therefore, the width of the streets had not been determined.

Mr. Allen stated he had three (3) questions. 1) Is Mt. Roosevelt Road a county road? Ms. Williams noted the road was currently maintained by the county, but it was a Forest Service Road. Mr. Ryan questioned who would maintain Mr. Roosevelt Road after the area was developed. Mr. Wyss was not sure. Ms. Williams felt the county would continue to maintain it since the road would not be annexed into the city. 2) Mr. Allen questioned how much water had gone into the drainage areas after the recent rain and snow. He stated the reason he was asking was because First Gold Hotel had a problem some years ago with a slide. He felt it was important that the developers address the soils since a slide would present a danger to the new property owners. Mr. Wyss stated that when the engineering was being prepared, drainage would be addressed. He stated if a catch basin needed to be built, the developers would build it. He stated they would do whatever it took to make the area safe. 3) Mr. Allen questioned whether Mr. Pearson and Mr. Johnson had a written easement from First Gold Hotel stating they would allow them to use the trail for their emergency exit. Mr. Pearson stated they did not currently have a written easement but they would get one by the next meeting. Mr. Allen felt that would be necessary.

Mr. Allen stated that he would like to do an onsite of the property sometime. An onsite was scheduled for May 11, 2006 at 5:00 p.m.

Ms. Green questioned if gaming would be allowed on the proposed commercial parcel that was already in the city limits. Ms. Williams stated that it would be allowed because it is part of the original city limits.

City Commission Klamm felt the emergency exit would not be a good exit due to the congestion in the First Gold area, if there was an emergency. Mr. Wyss felt that would be the best exit because of the land's steep terrain. He stated there was another exit that came out above Denver Street; however, it was located quite a distance away from the project.

City Commissioner Nyla Griffith stated, that in the past, the reason that some of the residential developments had not happened was because of the infrastructure costs. She questioned how the improvements were being addressed for this specific development? Mr. Wyss stated when the planning started for this project they were looking at 200 building sites and now they were down to 125. Mr. Wyss stated that if they tried to pack 200 building sites in the area it would require more water and sewer and streets and they would have a higher number of lots, but they would all be less build-able. He noted the plan was laid out to make construction feasible. Ms. Griffith questioned "so what you are saying is that you will not be coming to the city and asking for help in doing this development." Mr. Johnson stated the project could not be done without a TIFD. Mr. Pearson pointed out that if the land was annexed into the city, the city would be required to provide sewer and water within 7 years anyway. He also pointed out that additional revenue would be generated by the project. Mr. Pearson stated the entire property taxes for the land was currently \$500.00 a year. He noted, after the land was subdivided the taxes would be \$1000 on a single lot and after the homes were built, the taxes would increase more. He pointed out, in the future, the additional taxes would produce tax monies for the school, city and county. Ms. Farrier questioned how the monies would be applied to the TIFD since there would be several owners. It was noted the TIFD ran with the land and as it developed, the amount, above the base would be applied to the TIFD. Mr. Pearson stated they would have more information on that part of the project when they received it from Mr. Chuck Vanderziel, Black Hills Council of Local Governments.

Ms. Williams stated the next step for Mr. Pearson and Mr. Johnson was to get the annexation finalized. She noted the City Commission had requested financial information before they would finalize the annexation. She pointed out the TIFD and PUD could not be started until the annexation was completed. Mr. Pearson explained they would go back to the City Commission after they received the information from Mr. Vanderziel. Mr. Wyss recommended Ms. Williams contact Ms. Karen Bowman from Rapid City if she had any questions about the procedure for the residential TIFD.

The Planning and Zoning Commission thanked Mr. Wyss, Mr. Johnson and Mr. Pearson for their presentation and stated they were looking forward to seeing them in the future.

Regular Meeting  
May 3, 2006

**JERRY BRYANT - FINAL PLAT**

**LEGAL DESCRIPTION: Plat of Lots 5A and 6A of the Riverside Addition; Formerly Lot 5 and 6 of the Riverside Addition, City of Deadwood, Lawrence County, South Dakota**

**LOCATION: 74 Cliff Street**

**ZONE: CH – Commercial Highway**

**The plat was withdrawn due to several errors.**

**ADJOURNMENT**

**Ms. Green moved to adjourn the Regular Meeting of the Planning and Zoning Commission.**  
**Ms. Farrier seconded and the motion carried.**

**All in favor - 5**  
**Opposed - 0**

There being no further business, Planning & Zoning Commission adjourned at 6:00 p.m.

ATTEST:

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Larry Ryan  
Chairman (Acting)  
Planning and Zoning

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Marie Farrier  
Secretary (Acting)  
Planning and Zoning