

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, June 21, 2017

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, June 21, 2017, at 5:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

Planning and Zoning Commission Present: Tony Biesiot, Jim Shedd, John Martinisko, Bill Rich and Brett Runge

Absent:

Board of Adjustments Present: Dave Ruth

Staff Present:

Trent Mohr and Bonny Anfinson

Approval of June 7, 2017 Minutes:

It was moved by Mr. Shedd and seconded by Ms. Runge to approve the June 7, 2017 meeting minutes. Aye - All. Motion carried.

Ordinance Creating an Economic Development Incentive Program -- Lori Frederick

Lori Frederick with the Lead/Deadwood Economic Development Corporation presented an ordinance to create an economic development incentive program for housing in Deadwood. This ordinance would create a tax rebate for properties in Deadwood. The incentive is to address the vacant homes in the community and new housing. This rebate would be from the time of occupancy. It would be a five year rebate on city property taxes only. Mr. Biesiot asked if the City pays the rebate or do they get a break on the property tax. Ms. Frederick stated the owner pays the full property tax. The City would pay them a rebate on the City portion of the taxes. The owner has to be up to date on all of their taxes before they can receive the rebate. Mr. Biesiot asked if the School District losses out on any money. Ms. Frederick stated only the City portion of the tax. Mr. Martinisko asked if other communities have done this. Mr. Frederick stated Wall and Canton have done this. There are quite a few small communities doing this. Mr. Martinisko asked how long the property had to be vacant. Ms. Frederick stated it depends on the local laws. Mr. Mohr stated they would probably go by the qualifiers used in the HP Program. I believe in the HP Program the house has to be vacant at least five years. Mr. Martinisko stated the state also has a moratorium on taxes if you do any improvements to your house. Ms. Runge states this is a really nice program because for eight years all the value added to the house is not taxed. Not the entire house, just the amount that is added. Mr. Martinisko stated that a person would need to look and see if this option would be more beneficial. Ms. Frederick stated if they were not building a new home this would be an option for them. Mr. Biesiot asked how much of a rebate the owner would receive. Ms. Frederick stated how ever much the city would receive on the tax. Mr. Mohr stated that during the period of the rebate the owner would have to abide by all the city ordinances. Violating the ordinances would nullify the rebate. This would dissuade the vacation rental, if they are using the home has a vacation rental in a R-1 district that would nullify the rebate. Ms. Frederick stated an option that you could put in the ordinance would be the property has to be owner occupied. Mr. Martinisko stated we need to provide more housing. It doesn't matter of its non-owner occupied or not. We can go either way there. There is not a down side to it. *It was moved by Mr. Martinisko and seconded by Ms. Runge to recommend to the City Commission approval of an ordinance to form an Economic Development Incentive Program. Aye-All. Motion carried.*

Sign Review Commission:

305 Cliff Street -Terry Bahr (The Red Lodge) - Install New Freestanding Sign

Mr. Mohr stated the applicant is requesting permission to install a new freestanding sign using existing framework. The applicant is operating a vacation rental at this location and this sign is to advertise it as such. The zoning is OK for this location. The applicant is in the process of getting their state license. The proposed sign and its location are compliant with the sign ordinance and requires no variances. *It was moved by Mr. Rich and seconded by Mr. Shedd to approve the installation of the new freestanding sign at 305 Cliff Street. Aye-All. Motion carried.*

5 Lee Street - Deadwood Development Co. (Lee Street Station) - Install New Window Signs

Mr. Mohr stated the applicant is requesting permission to install new window signs. The proposed sign and its location are compliant with the sign ordinance and requires no variance. *It was moved by Ms. Runge and seconded by Mr. Martinisko to approve the new window signs, as submitted, for 5 Lee Street. Aye-All. Motion carried.*

48 Sherman Street -Deadwood Development Company (Martin Mason) - Install New Valance Sign

Mr. Mohr stated the applicant is requesting permission to install a new valance sign. The proposed sign and its location are compliant with the sign ordinance. *It was moved by Mr. Martinisko and seconded by Mr. Shed to approve the new valance sign, as submitted, for 48 Sherman Street. Aye-All. Motion carried.*

Items From Staff (no action taken)

- Mr. Mohr stated the Welcome Center held a Grand Opening on June 15. The event was well attended. A lot of people have been going through the center.
- Mr. Mohr stated Cadillac Jacks is making great progress. They have begun the precast setting of the structure. There is 60-70% of upper deck of the parking structure set and they are ready to pour the concrete pad. The piers are done on the bridge. Forms are set on the highway side, most of the rebar is complete on the Crescent Street side.
- Mr. Mohr stated the stadium seating is complete. This process has actually gained seating in this area versus the old folding chairs. During the Wild Bill Days they held the Fast Draw Competition there. The event drew 300 contestants.

Adjournment:

It was moved by Mr. Shedd and seconded by Mr. Martinisko to adjourn the Regular Meeting of the Planning and Zoning Commission. Aye – All. Motion carried.

There being no further business, the Planning and Zoning Commission adjourned at 5:19 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary