

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, December 6, 2017 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of November 15, 2017 Minutes
3. Sign Review Commission
 - 20577 US Hwy 85 – GTI Properties, LLC – Install New Free Standing Sign**
 - a. Install New Free Standing SignAction Required:
 - b. Approval/ Denial by Sign Review Commission
 - 322 Main Street – B.Y. Development Inc. & Optima LLC – Install New Free Standing Sign in Place of Existing Sign**
 - a. Install New Free Standing SignAction Required:
 - b. Approval/ Denial by Sign Review Commission
 - 360 Main Street – B.Y. Development Inc. & Optima LLC – Install One New Wall Sign, One New Marquee Sign and One New Free Stand Sign**
 - a. Install New Free Standing Sign, New Wall Sign and New MarqueeAction Required:
 - b. Approval/ Denial by Sign Review Commission
 - 372 Main Street – B.Y. Development Inc. & Optima LLC – Install One New Wall Sign & Three New Free Standing Signs**
 - a. Install New Free Standing Signs and New Wall SignAction Required:
 - b. Approval/ Denial by Sign Review Commission
4. Planning and Zoning Commission and Board of Adjustments
 - Request for a Conditional Use Permit – 124 Charles Street - James and Susan Trucano**
All EX 10' Strip of Lot 2 and Lot 4 Block 76, Original Town, City of Deadwood, Lawrence County, South Dakota
Action Required:
 - a. Approval/Denial by Planning and Zoning
 - b. Approval/Denial by Board of Adjustments
 - Request for a Conditional Use Permit – 56 Taylor - Debra Kahler**
Lots A-D-E S/D of Lots 66-67 & 68 BLK 35, Original Town, City of Deadwood, Lawrence County, South Dakota
Action Required:
 - a. Approval/Denial by Planning and Zoning
 - b. Approval/Denial by Board of Adjustments
5. Items from Staff
 - a. Cadillac Jacks
 - b. Community Survey Results
6. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, November 15, 2017

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, November 15, 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: None

Board of Adjustments Present: None

Staff Present:

Bob Nelson, Jr. and Meghan Wittmis

Approval of November 1, 2017 Minutes:

It was moved by Mr. Shedd and seconded by Mrs. Runge to approve the October 18, 2017 meeting minutes with the adjustment to remove the c from Shedd in the last paragraph. Aye – All. Motion carried.

Planning and Zoning Commission and Board of Adjustments:

Define Property Lines/Roadway Boundary/Encroachments/Utility Easements – City of Deadwood and Black Hills Housing LLC

Lot 1A of Meverden Addition, Formerly Lots 1 thru 7 of the Meverden Addition and Lots 1 thru 3 of Block G of Fargo's Addition and Block D of Weisflog Addition and a portion of Merverden Street; All located in M.S. 81 and M.S. 283, City of Deadwood, Lawrence County, South Dakota. This is all zoned R2 Multi Family; the lot size is conforming to the Zoning Code. The Utility Easement was necessary to connect to Meverdan and Fargo Street which then in turn connects to a parcel of land across from the Lower Main parking lot grated out during the construction of the Welcome Center. The owner of that property is putting together plans for housing but we need to insure Utility Easement is in place. There was a garage encroachment at 20 McKinley, Deadwood Housing has agreed to give them an easement for the encroachment.

It was moved by Mr. Shedd and seconded by Mr. Rich to approve the defined property lines/roadway boundary/encroachments/utility easements-City of Deadwood and Black Hills Housing LLC. Aye – All. Motion carried.

Request for Amendment to Zoning Map – 36 Water Street – Tim Conrad

Mr. Nelson Jr. stated this is a request for rezoning, an amendment to the Zoning Map. The petitioner is Tim Conrad. Legally described as Tract A, an 8' Platted Alley and a Portion of Lot R-1 of the City of Deadwood Railroad Property all Located in the Hillsdale Addition to the City of Deadwood, in the NW ¼ of Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota AND Tract B-1, McGovern Hill Addition of the City of Deadwood, Located in the NW1/4NW1/4 of Section 26 T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. The address is 36 Water Street currently zoned R1 residential the request is for C1 commercial. The request is basically for some light commercial out of the garage. Mr. Conrad stated he would like to have bike rentals to serve people on the Mickelson Trail. He would like to work with the City to extend the Trail to connect with his property and make it safer. Mr. Martinisko asked if there were any comments on the mailers and sings. Mr. Nelson Jr. said no there were no comments. Mr. Rich stated the only thing he would bring up is we say there isn't enough housing in Deadwood and this would eliminate housing. Mr. Nelson Jr. stated that Mr. Conrad still intends to use the house for housing; the business would be out of the garage. Mr. Conrad stated that the house is a historic building and the housing isn't going away.

It was moved by Mrs. Runge and seconded by Mr. Martinisko to approve the request for amendment to the Zoning Map from residential to commercial. Aye – All. Motion carried.

Items From Staff (no action taken)

- Mr. Nelson Jr. stated Cadillac Jacks is putting together their sign package to present at either the December 6th or the next meeting after that. It is a sign package for all of their properties, they will be updating all of their signs. Wall panels are being built off site and trucked in so you might not see progress but it is actually happening.

Adjournment:

It was moved by Mr. Shedd and seconded by Mr. Rich 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 5:08 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Meghan Wittmis, Planning & Zoning Office/Recording Secretary

SIGN PERMIT STAFF REPORT

Sign Review Commission
December 6, 2017

Applicant: GTI Properties, LLC
Address: 20577 US Hwy 85, Deadwood, SD 57732
Site Address of Proposed Signage: 20577 US Hwy 85

Computation of Sign Area

Building Frontage: 233 Feet
Total Available Signage: 466 Square Feet
Existing Signage: None
Remaining Available Signage Area: 466 Square Feet
Proposed Sign Project: Install new freestanding sign (32 Square Feet).
Proposed Building Materials: Wood and Metal. (see attached photos).
Proposed Lighting of the Signs: None.
Location of Proposed Sign: Attached is a photograph showing the sign installed.

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and outside the national historic landmark district which is regulated by chapter 15.32.315 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 recently open a business at this location this is a temporary sign to advertise this business. A permanent sign is planned for. At that time another permit will be required.

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

OFFICE OF
PUBLIC WORKS
67 Dunlop Avenue
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Fax (605) 578-3101

DEADWOOD

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

TRENT MOHR
Building Inspector
Dept. of Public Works
Telephone: (605) 578-3082
Fax: (605) 578-3101

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 sign permit for new freestanding sign at 20577 US Hwy 85

OR

Motion to deny proposed sign permit application as submitted.





SIGN PERMIT STAFF REPORT

Sign Review Commission
December 6, 2017

Applicant: B.Y. Development Inc. & Optima LLC
Address: 360 Main Street, Deadwood, SD 57732
Site Address of Proposed Signage: 322 Main Street (SpringHill Suites)

Computation of Sign Area

Building Frontage: 295 Feet
Total Available Signage: 590 Square Feet
Existing Signage: Three wall signs (total of 383 Square Feet)
One freestanding sign (to be replaced)
Remaining Available Signage Area: 207 Square Feet
Proposed Sign Project: Install new freestanding sign (170 Square Feet) in place of existing sign.
Proposed Building Materials: Metal and Acrylic (see attached rendering).
Proposed Lighting of the Signs: Internal Illumination.
Location of Proposed Sign: Same location as existing sign. (see attached rendering and photographs).

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and inside the national historic landmark district which is regulated by chapter 15.32.310 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.*

In coordination with the construction of the Tru Hotel at 372 Main Street the applicant wishes to replace the existing freestanding sign with a new freestanding sign of a different design in the same location.

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DEADWOOD

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Deadwood, South Dakota 57732

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Building Inspector
Dept. of Public Works
Telephone: (605) 578-3082
Fax: (605) 578-3101

The proposed sign requires variances from the sign ordinance for internal illumination and the use of plastic in the sign faces.

Variances

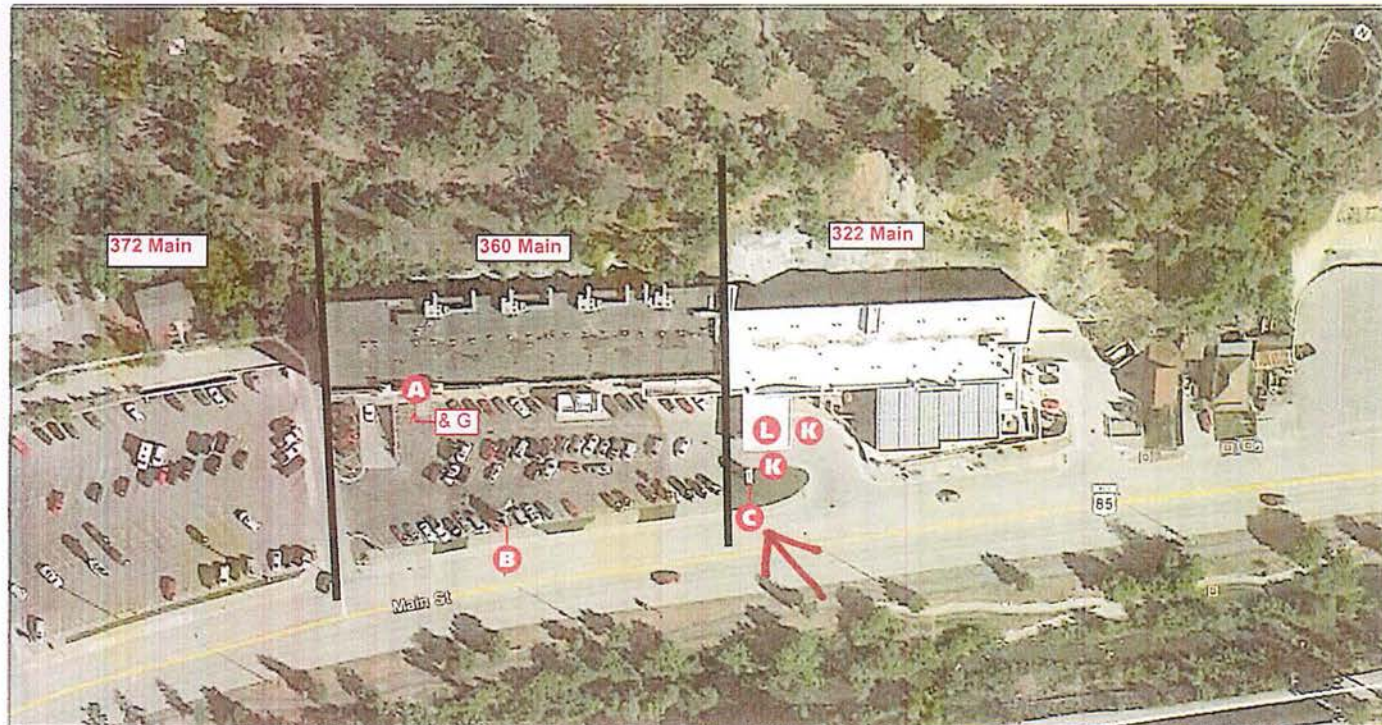
The sign permit application in review as proposed requires variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or 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 sign permit for new freestanding sign at 322 Main Street granting variances for internal illumination and use of plastic

OR

Motion to deny proposed sign permit application as submitted.



AERIAL VIEW

NOT TO SCALE



Work Order #

0394606Ar16

Sheet 17 of 17

Client

DOUBLETREE

Address

360 MAIN STREET

DEADWOOD, SD

Account Rep. MSW/MAW

Designer JP

Date 3.30.17

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision / Date

11-06/14-28-17 option

12-07/05-08-17 update

13-07/06-01-17 update

15-07/06-17 add L, K sign

16-07/07-01-17 update

18-07/07-17 update

19-07/07-17 update

20-07/07-17 update

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23-07/07-17 update

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232-07/07-17 update

233-07/07-17 update



EXISTING D/F MONUMENT SIGN

SCALE: 3/8"=1'-0"

REMOVE / DISPOSE OF EXISTING SIGN AND REPLACE WITH NEW
BRICK BASE TO BE RE-USED WITH NEW SIGN



PROPOSED MONUMENT NIGHT VIEW

SCALE: 3/8"=1'-0"

DOUBLETREE BY HILTON

Work Order # 0394606Ar16

Sheet 5 of 17

Client DOUBLETREE

Address 360 MAIN STREET DEADWOOD, SD

Account Rep. MSW/MAW

Designer JP

Date 3.30.17

Approval / Date

Client	Date
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

(1) 05/16/17: options
(2) 07/05/17: update
(3) 07/06/17: update
(4) 07/06/17: add J.A.K. signs
(5) 07/06/17: update
(6) 07/06/17: update
(7) 07/06/17: update
(8) 07/06/17: update
(9) 07/06/17: update
(10) 07/06/17: update
(11) 07/06/17: update
(12) 07/06/17: update
(13) 07/06/17: update
(14) 07/06/17: update
(15) 07/06/17: update
(16) 07/06/17: update

Chandler Signs
Brand Image Begins Here

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San Antonio 1719 E. Frio St. Suite 100
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West Coast 2201 Main St. Suite 100
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Northeast US 813 E. Main St. Suite 100
San Antonio, TX 78205
719-593-0000 Fax 719-593-0001

Florida 1500 E. Main St. Suite 100
San Antonio, TX 78205
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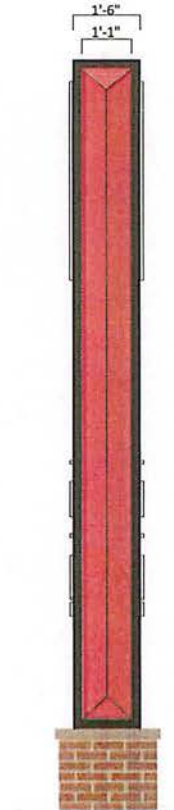
FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL



PROPOSED D/F MONUMENT SIGN
(1) REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/8"=1'-0"



END VIEW

DOUBLE TREE
BY HILTON

Work Order #
0394606Ar16

Sheet 6 of 17

Client
DOUBLE TREE

Address
360 MAIN STREET
DEADWOOD, SD

Account Rep. MSW/MAW
Designer JP
Date 3.30.17

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

(1) 03/04/17: options
(2) 03/08/17: update
(3) 03/09/17: update
(4) 03/08/17: add L.L.K. signs
(5) 03/08/17: update
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(16) 03/08/17: update

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SIGN PERMIT STAFF REPORT

Sign Review Commission
December 6, 2017

Applicant: B.Y. Development Inc. & Optima LLC
Address: 360 Main Street, Deadwood, SD 57732
Site Address of Proposed Signage: 360 Main Street (Cadillac Jacks / Double Tree)

Computation of Sign Area

Building Frontage: 300 Feet

Total Available Signage: 600 Square Feet

Existing Signage: Three wall signs

- Upper "Cadillac Jacks" (to be replaced)
- Lower "Cadillac Jacks" (to be replaced)
- "Brown Rocks" (42 Square Feet)

Two freestanding signs

- "Cadillac Jacks" (to be replaced)
- "Brown Rocks" (to be removed)

Remaining Available Signage Area: 558 Square Feet

Proposed Sign Project: One new wall sign "A" (88 Square Feet)
One new marquee sign "G" (108 Square Feet)
One new freestanding sign "B" (180 Square Feet)

Proposed Building Materials: Metal and Acrylic (see attached rendering).

Proposed Lighting of the Signs: Back lit lettering on the wall and marquee signs and internal illumination for the freestanding sign.

Location of Proposed Sign: Same locations as existing signs. (see attached rendering and photographs).

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and inside the national historic landmark district which is regulated by chapter 15.32.310 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.

In coordination with the construction of the Tru Hotel at 372 Main Street the applicant wishes to replace the two existing wall signs with a new wall sign "A" in place of the upper wall sign and a marquee sign "G" in place of the lower wall sign. The existing "Cadillac Jacks" freestanding sign will be replaced with a new freestanding sign "B". Lastly the existing "Brown Rocks" freestanding sign will be removed.

The proposed signs require variances from the sign ordinance as follows:

- "A" wall sign – requires variances for vertical dimension of sign (greater than two feet), location on building (above bottom sill of second story windows), and backlit letters (allowed in ordinance only for new construction).
 - *Note – existing sign required and was granted variances for vertical dimension and location on building.*
- "G" marquee sign – requires variances for vertical dimension of sign (greater than two feet) and backlit letters (allowed in ordinance only for new construction).
 - *Note – existing sign required and was granted a variance for vertical dimension.*
- "B" freestanding sign – requires variances for internal illumination and use of plastic.

Variances

The sign permit application in review as proposed requires 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 sign permits for three new signs at 360 Main Street granting variances requested by applicant

OR

Motion to deny proposed sign permit application as submitted.



Work Order #

0394606A16

Sheet 17 of 17

Client

DOUBLE TREE

Address

360 MAIN STREET

DEADWOOD, SD

Account

MSW/NAW

Designer

JP

Date

3.30.17

Approval Date

Client

S Site

Estimating

MT

Construction

Landlord

Rebuild Date

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

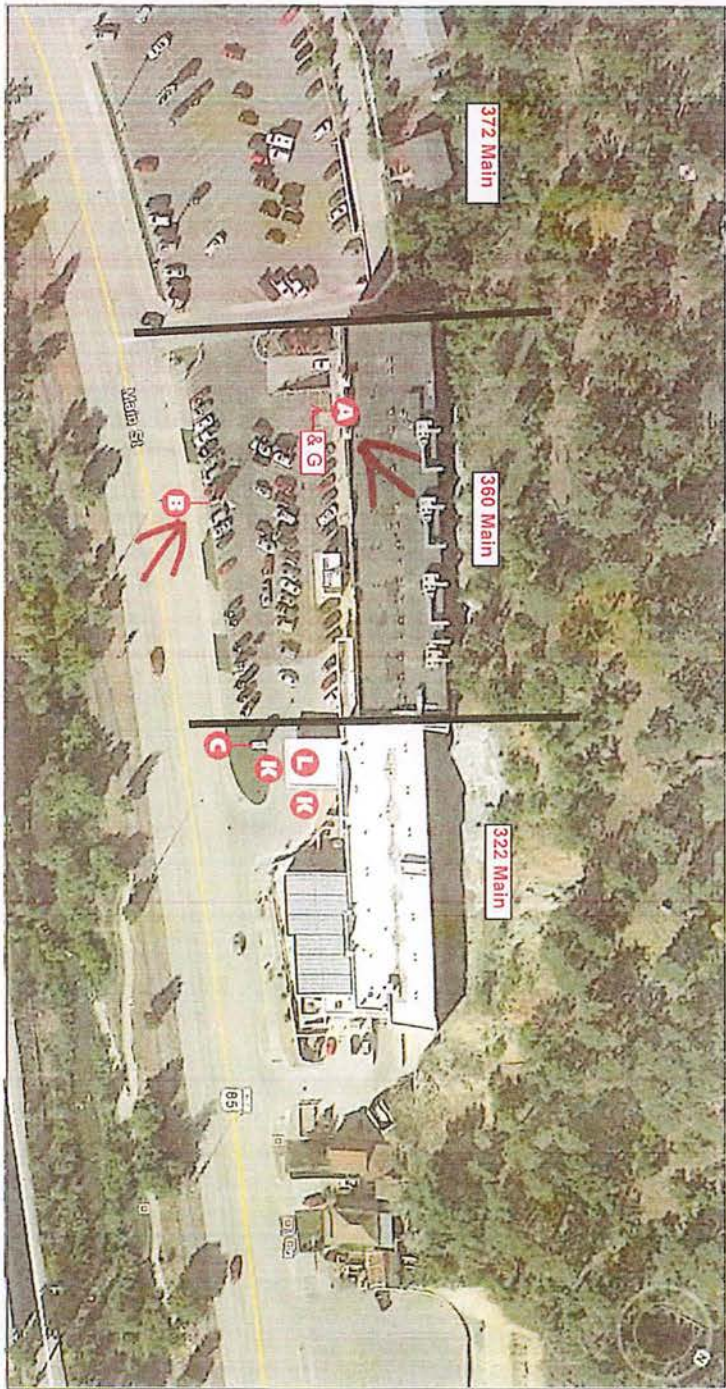
01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

01.01.16 to 12.31.16

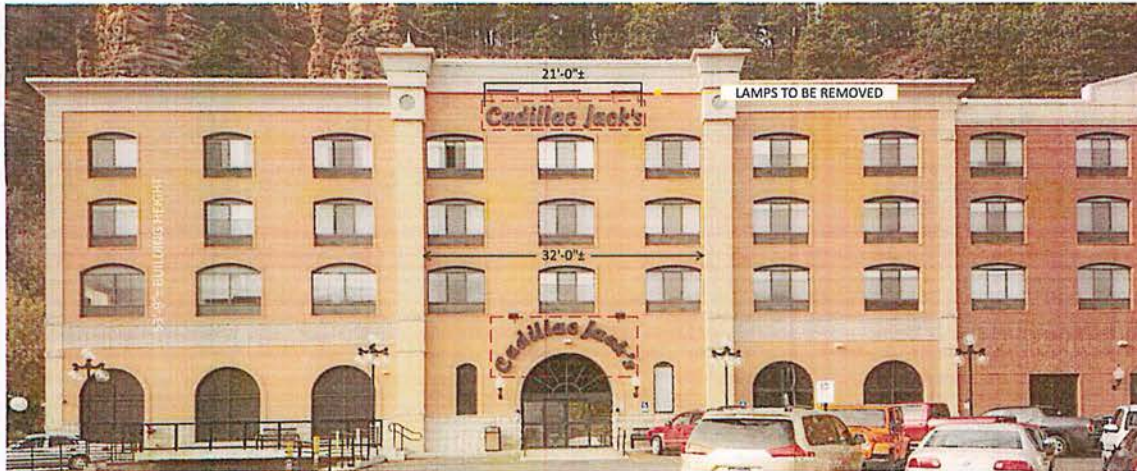


AERIAL VIEW

NOT TO SCALE

CHANDLER SIGNS
1000 S. 10TH AVE. SUITE 100
DEADWOOD, SD 57521
605.426.1234
www.chandler-signs.com

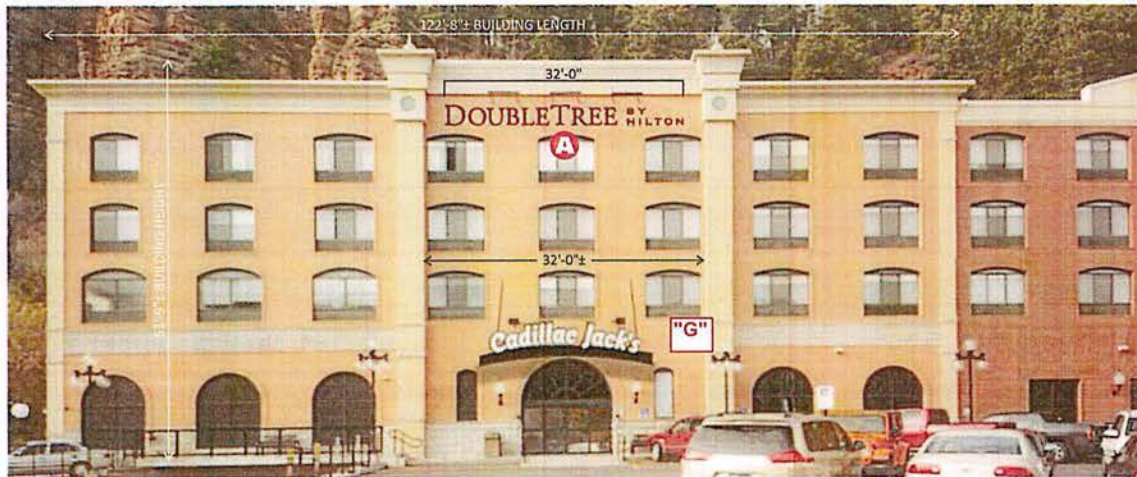
FINAL ELECTRICAL CONNECTION BY CUSTOMER



EXISTING ELEVATION

SCALE: 1/16"=1'-0"

REMOVE / DISPOSE EXISTING "CADILLAC JACK'S" LETTERS



PROPOSED ELEVATION

SCALE: 1/16"=1'-0"

40" BETWEEN TOP OF BRICK ARCH & BOTTOM OF LIGHT FIXTURE BRACKET



Work Order #

0394606Ar16

Sheet 1 of 17

Client

DOUBLETREE

Address

360 MAIN STREET
DEADWOOD, SD

Account Rep. MSW/MAW

Designer JP

Date 3.30.17

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

1-30/16-17-17: options
2-30/16-17-17: update
3-30/16-17-17: update
4-30/16-17-17: update
5-30/16-17-17: update
6-30/16-17-17: update
7-30/16-17-17: update
8-30/16-17-17: update
9-30/16-17-17: update
10-30/16-17-17: update
11-30/16-17-17: update
12-30/16-17-17: update
13-30/16-17-17: update
14-30/16-17-17: update
15-30/16-17-17: update
16-30/16-17-17: update

Chandler Signs
Brand Image Beyond Words

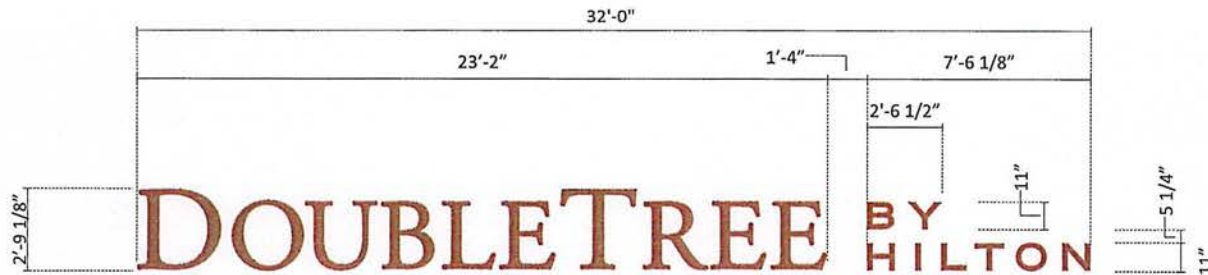
chandleresigns.com

National Headquarters	2011 Union Way Dallas, TX 75212 714-302-2000 Fax 714-302-2014
San Antonio	17119 San Pedro Ave. Ste. #200 San Antonio, TX 78232 714-302-2000 Fax 714-302-2014
West Coast	3201 E. San Antonio Ave. Ste. 200 San Antonio, TX 78232 714-302-2000 Fax 714-302-2014
Northeast US	301 E. Main St. Ste. 200 Columbus, OH 43214 614-475-1000 Fax 614-475-1012
Florida	2504 E. Main St. Ste. 200 Tampa, FL 33607 813-475-1000 Fax 813-475-1012
Georgia	27 W. Main St. Ste. 200 Tampa, FL 33607 813-475-1000 Fax 813-475-1012
South East	P.O. Box 122, 200 E. Main St. Tampa, FL 33607 813-475-1000 Fax 813-475-1012

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FINAL ELECTRICAL
CONNECTION BY
CUSTOMER





A 5" DEEP REVERSE CHANNEL LETTERS
(1) SET REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/4" = 1'-0"



LIGHTING SIMULATION



Work Order #

0394606Ar16

Sheet 2 of 17

Client

DOUBLETREE

Address

369 MAIN STREET

DEADWOOD, SD

Account Rep. MSW/MAW

Designer JP

Date 3.30.17

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision / Date

1. REV 04.28.17: options

2. REV 05.08.17: update

3. REV 06.01.17: update

4. REV 06.28.17: add 1" X signs

5. REV 07.03.17: update

6. REV 07.18.17: update

7. REV 08.01.17: Add 2nd floor revise

8. REV 08.01.17: Add 2nd floor revise

9. REV 08.01.17: Add 2nd floor revise

10. REV 08.21.17: update to 1" X

11. REV 08.21.17: update to 1" X

12. REV 08.21.17: del. Acoust

13. REV 08.21.17: del. Acoust

14. REV 08.21.17: del. Acoust

15. REV 08.21.17: del. Acoust

16. REV 08.21.17: del. Acoust

17. REV 08.21.17: del. Acoust

18. REV 08.21.17: del. Acoust

19. REV 08.21.17: del. Acoust

20. REV 08.21.17: del. Acoust

21. REV 08.21.17: del. Acoust

22. REV 08.21.17: del. Acoust

23. REV 08.21.17: del. Acoust

24. REV 08.21.17: del. Acoust

25. REV 08.21.17: del. Acoust

26. REV 08.21.17: del. Acoust

27. REV 08.21.17: del. Acoust

28. REV 08.21.17: del. Acoust

29. REV 08.21.17: del. Acoust

30. REV 08.21.17: del. Acoust

31. REV 08.21.17: del. Acoust

32. REV 08.21.17: del. Acoust

33. REV 08.21.17: del. Acoust

34. REV 08.21.17: del. Acoust

35. REV 08.21.17: del. Acoust

36. REV 08.21.17: del. Acoust

37. REV 08.21.17: del. Acoust

38. REV 08.21.17: del. Acoust



A 5" DEEP REVERSE CHANNEL LETTERS (CUSTOM)
(1) SET REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/4" = 1'-0"

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.

- .050" (1.3mm) PRE-FINISHED BROWN ALUM. LETTER RETURNS (PMS 4695C).
- 1" (25.4mm) BROWN JEWELITE FOR SETS 48" (1219.2mm) & UNDER.
- 2" (50.8mm) BROWN JEWELITE FOR SETS GREATER THAN 48" (1219.2mm). OR APPROVED EQUIV. TO BE USED PER MANUFACTURER'S RECOMMENDATIONS. .050" (1.3mm) FABRICATED ALUM. RETAINERS R.T.M. RETURN (PMS 4695C) FOR SETS 7'-0" (2133.6mm) & LARGER.
- .063" (1.6mm) PRE-FINISHED WHITE ALUMINUM CAD CUT BACKS.
- SECONDARY THROUGH PAIGE WALL BUSTERS (OR SEAL TIGHT) CONDUIT & CONNECTORS) TO REMOTE POWER SUPPLIES LOCATED BEHIND FASCIA IN GALVANIZED POWER SUPPLY BOXES. TO MEET (NEC) PER LOCAL CODES
- .177" (4.5mm) THK. WRT31 WHITE SG FACES WITH 1ST SURFACE APPLIED 3M (OR APPROVED EQUIV.) 3635-3127 DAY/NIGHT BROWN VINYL TO MATCH PMS 4695C BROWN.
- WHITE GE (OR APPROVED EQUIV.) L.E.D. ILLUMINATION TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- 2" x 2" (50.8mm X 50.8mm) GALVANIZED MOUNTING CLIPS W/ MOUNTING HARDWARE AS REQUIRED PER WALL CONSTRUCTION.
- MINIMUM (2) WEEP HOLES IN LOW POINTS OF EACH LETTER. LIGHT SHIELD REQUIRED AT EA. HOLE.

U.L. LABELS REQUIRED
INSTALL IN ACCORDANCE W/INEC

- .050" (1.3mm) PRE-FINISHED BROWN ALUM. LETTER RETURNS (PMS 4695C).
- 1" (25.4mm) BROWN JEWELITE OR APPROVED EQUIV. TO BE USED PER MANUFACTURER'S RECOMMENDATIONS.
- .063" (1.6mm) PRE-FINISHED WHITE ALUMINUM CAD CUT BACKS.
- .177" (4.5mm) THK. WRT31 WHITE SG FACES WITH 1ST SURFACE APPLIED 3M (OR APPROVED EQUIV.) 3635-3127 DAY/NIGHT BROWN VINYL TO MATCH PMS 4695C BROWN.
- SECONDARY THROUGH PAIGE WALL BUSTERS (OR SEAL TIGHT) CONDUIT & CONNECTORS) TO REMOTE POWER SUPPLIES LOCATED BEHIND FASCIA IN GALVANIZED POWER SUPPLY BOXES. TO MEET (NEC) PER LOCAL CODES
- WHITE GE (OR APPROVED EQUIV.) L.E.D. ILLUMINATION TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
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- MINIMUM (2) WEEP HOLES IN LOW POINTS OF EACH LETTER. LIGHT SHIELD REQUIRED AT EA. HOLE.

"BY HILTON" LETTER SECTION (BROWN DAY/ WHITE NIGHT)

U.L. LABELS REQUIRED
INSTALL IN ACCORDANCE W/INEC

"DOUBLETREE" LETTER SECTION (BROWN DAY/ WHITE NIGHT)

HIGH to MID LEVEL SIGNAGE



Work Order #

0394606Ar16

Sheet 18 of 17

Client

DOUBLETREE

Address

360 MAIN STREET

DEADWOOD, SD

Account Rep. MSW/MAW

Designer JP

Date 3.30.17

Approval / Date

Client
Sales
Estimating
Art
Engineering
Landlord

Revision / Date

1-16/17 12:12:00 options
2-16/17 09:17:00 update
3-16/17 06:17:00 update
4-16/17 08:17:00 update
5-16/17 08:17:00 update
6-16/17 08:17:00 update
7-16/17 08:17:00 update
8-16/17 08:17:00 update
9-16/17 08:17:00 update
10-16/17 08:17:00 update
11-16/17 08:17:00 update
12-16/17 08:17:00 update
13-16/17 08:17:00 update
14-16/17 08:17:00 update
15-16/17 08:17:00 update
16-16/17 08:17:00 update

Chandler Signs
Lead Signs Region Sales

chandlersigns.com

National Headquarters

San Antonio

West Coast

Midwest US

Florida

Georgia

South Texas

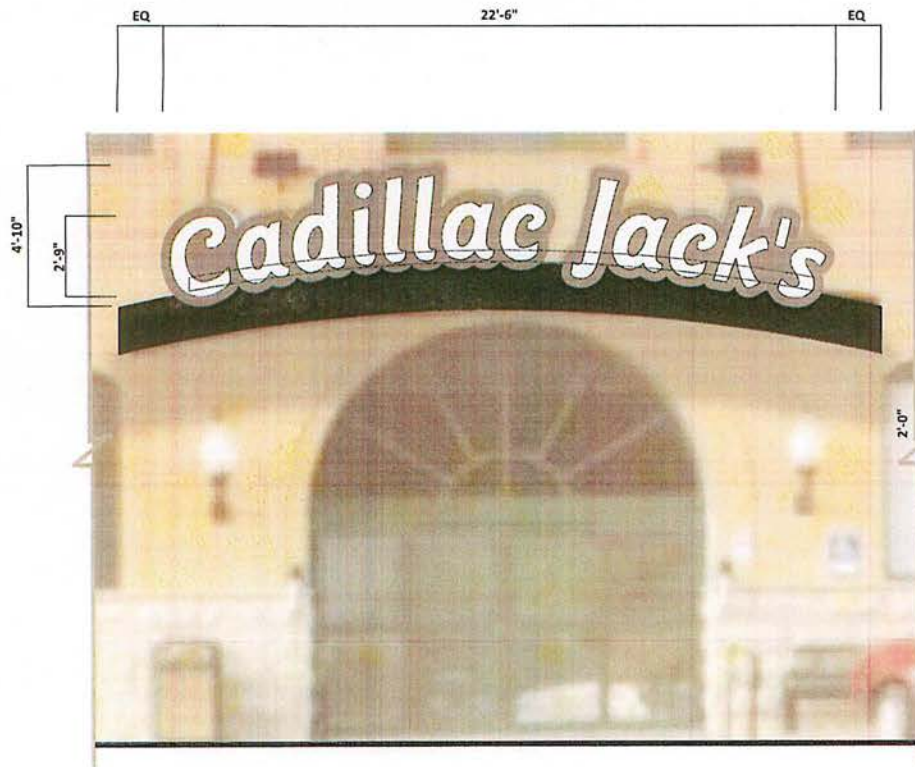
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

WARNING: APPROVED BY THE MANUFACTURER FOR THE USE OF THE SIGN. THE SIGN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SIGN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SIGN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

WARNING: APPROVED BY THE MANUFACTURER FOR THE USE OF THE SIGN. THE SIGN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SIGN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SIGN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

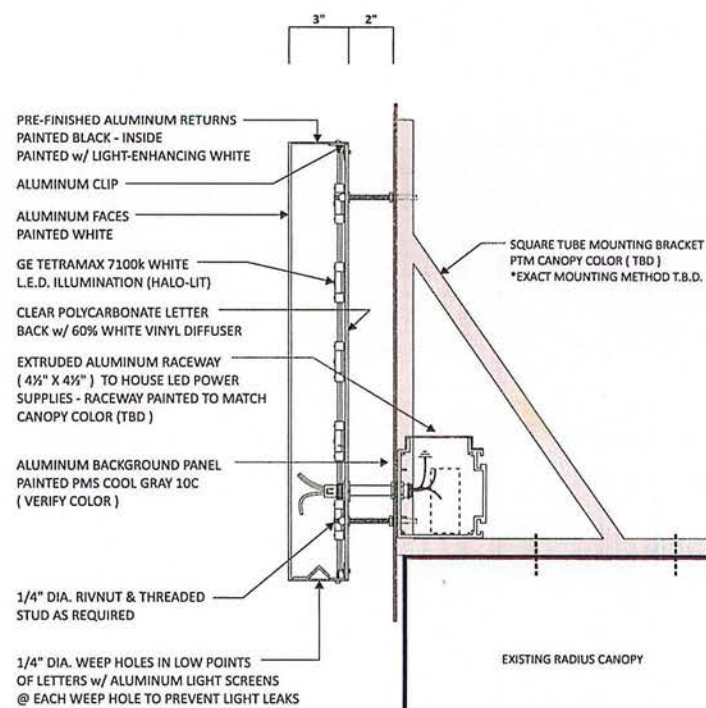


3" DEEP REVERSE CHANNEL LETTERS (CUSTOM)

(1) SET REQUIRED - MANUFACTURE & INSTALL

NOTE: SURVEY REQUIRED FOR RADIUS

Scale=1/4"=1'-0"



REV. CHANNEL LETTER SECTION

N.T.S.



Work Order #

0394606Ar16

Sheet 24 of 17

Client

DOUBLETREE

Address

360 MAIN STREET

DEADWOOD, SD

Account Rep. MSW/MAW

Designer JP

Date 3.30.17

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision / Date

12-30-16 24-17 update

12-30-16 24-17 update

12-30-16 24-17 update

12-30-16 24-17 update

12-30-16 24-17 update

12-30-16 24-17 update

12-30-16 24-17 update

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12-30-16 24-17 update

12-30-16 24-17 update

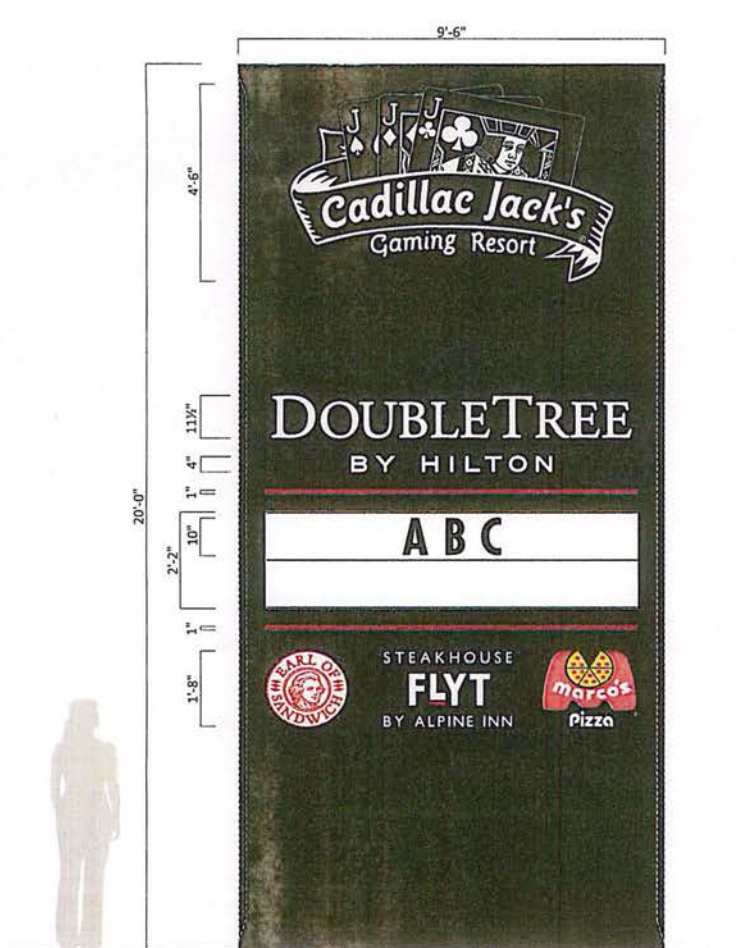
12-30-16 24-17 update

12-30-16 24-17 update

12-30-16 24-17 update

12-30-16 24-17 update

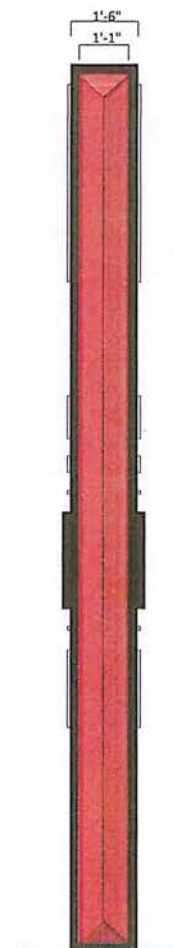
12-30-16 24-17 update



D/F MONUMENT SIGN

SCALE: 3/8"=1'-0"

(1) REQUIRED - MANUFACTURE & INSTALL



END VIEW



Work Order #

0394606Ar16

Sheet 4 of 17

Client

DOUBLETREE

Address

360 MAIN STREET

DEADWOOD, SD

Account Rep. MSW/MAW

Designer JP

Date 3.30.17

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

1-10/14/17	17: update
2-10/14/17	17: update
3-10/14/17	17: update
4-10/14/17	17: update
5-10/14/17	17: update
6-10/14/17	17: update
7-10/14/17	17: update
8-10/14/17	17: update
9-10/14/17	17: update
10-10/14/17	17: update
11-10/14/17	17: update
12-10/14/17	17: update
13-10/14/17	17: update
14-10/14/17	17: update
15-10/14/17	17: update
16-10/14/17	17: update

Chandler Signs
Brand Image Begins Here

chandleresigns.com

National Headquarters 1001 State Hwy 100, Suite 100, Dallas, TX 75242, 972-440-1000 Fax: 972-440-1001

San Antonio 4719 E. Rte 160, Suite 100, San Antonio, TX 78240, 210-490-1000 Fax: 210-490-1001

West Coast 2200 Wilshire Blvd, Suite 100, Los Angeles, CA 90061, 310-440-1000 Fax: 310-440-1001

Northwest US 10100 Wilshire Blvd, Suite 100, Los Angeles, CA 90061, 310-440-1000 Fax: 310-440-1001

Florida 10100 Wilshire Blvd, Suite 100, Los Angeles, CA 90061, 310-440-1000 Fax: 310-440-1001

Georgia 10100 Wilshire Blvd, Suite 100, Los Angeles, CA 90061, 310-440-1000 Fax: 310-440-1001

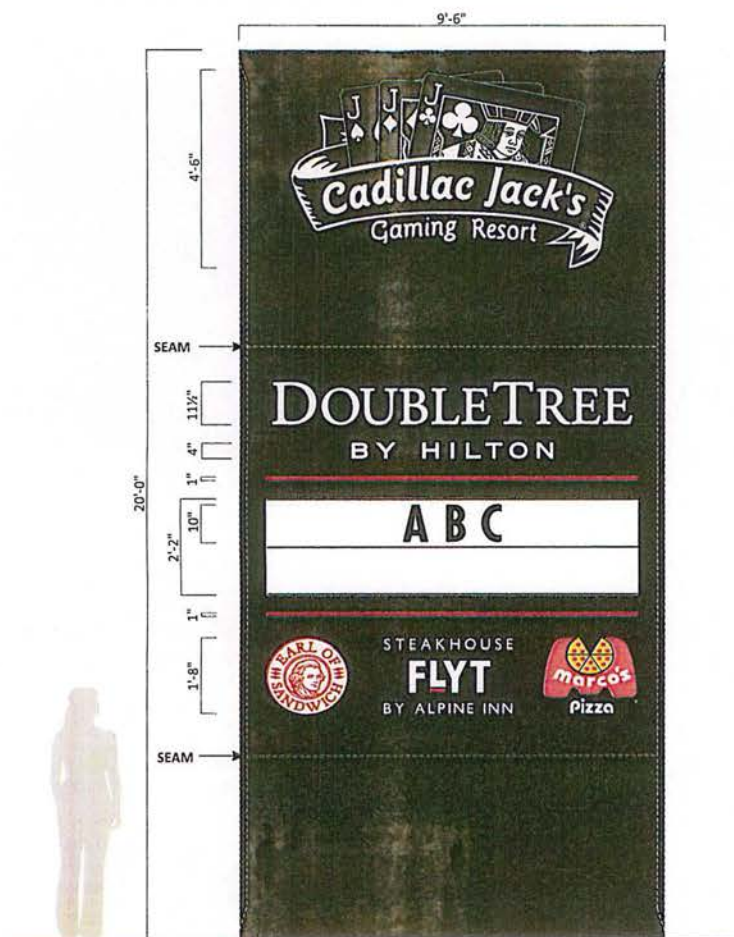
South Texas 10100 Wilshire Blvd, Suite 100, Los Angeles, CA 90061, 310-440-1000 Fax: 310-440-1001

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FINAL ELECTRICAL CONNECTION BY CUSTOMER





FABRICATED ALUMINUM CABINET PAINTED BLACK
SEMI GLOSS - SIDES TO BE INDENTED & PAINTED RED
TO MATCH 3M 3630-33 RED -
INTERNALLY ILLUMINATED w/ WHITE LED's

"CADILLAC JACK'S" GRAPHICS TO BE ROUTED OUT &
BACKED w/ 1" THICK CLEAR ACRYLIC PUSHING THRU 3/4"
w/ 1st SURFACE 3M 3630-20 WHITE (TRANSLUCENT)
& 3630-22 BLACK (OPAQUE) VINYL GRAPHICS & 2nd
SURFACE WHITE DIFFUSER

"DOUBLETREE BY HILTON" GRAPHICS TO BE ROUTED
OUT & BACKED w/ 1" THICK CLEAR ACRYLIC PUSHING
THRU 3/4" w/ 1st SURFACE 3M 3630-20 WHITE
(TRANSLUCENT) VINYL OVERLAYS & 2nd SURFACE
WHITE DIFFUSER

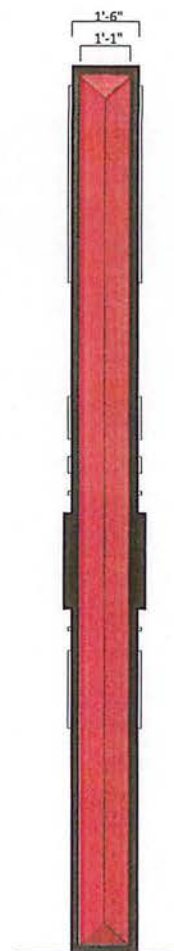
READERBOARD TO BE #7328 WHITE ACRYLIC FACES w/
ZIP-TRACK SPACED FOR (2) LINES OF CHANGEABLE 10"
BLACK COPY - INCLUDE (2) FULL SETS OF CHANGEABLE
BLACK COPY AS NEEDED -
LOCKABLE HINGED RETAINER SYSTEM PAINTED BLACK w/
CLEAR POLYCARBONATE FACES - PROP RODS TO SUPPORT
COVER WHEN OPEN & CHANGER ARM INCLUDED

ACCENT LINES, "EARL OF SANDWICH", "FLY" & "MARCO'S
PIZZA" LOGOS TO BE ROUTED OUT & BACKED w/ 1" THICK
CLEAR ACRYLIC PUSHING THRU 3/4" w/ 1st SURFACE
TRANSLUCENT VINYL GRAPHICS AS INDICATED - 2nd
SURFACE WHITE DIFFUSER

3M 3630-33 RED w/ SHOW-THRU WHITE COPY
(EARL OF SANDWICH & STEAKHOUSE + NIGHTCLUB)

DIGITALLY PRINTED VINYL GRAPHICS (MARCOS)

EXACT SUPPORT(S) & FOUNDATION(S) TO BE DETERMINED
PER LOCAL CODES, PER WINDLOAD, SOIL CONDITIONS, ETC.



END VIEW

D/F MONUMENT SIGN
(1) REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/8"=1'-0"

DOUBLETREE
BY HILTON

Work Order #

0394606Ar16

Sheet 19 of 17

Client

DOUBLETREE

Address

360 MAIN STREET

DEADWOOD, SD

Account Rep. MSW/MAW

Designer JP

Date 3.30.17

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision / Date

1-10-17 R.A.T. options

12-01-17 update

12-01-17 update

12-01-17 update

12-01-17 update

12-01-17 update

12-01-17 update

12-01-17 update

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12-01-17 update

SIGN PERMIT STAFF REPORT

Sign Review Commission
December 6, 2017

Applicant: B.Y. Development Inc. & Optima LLC
Address: 360 Main Street, Deadwood, SD 57732
Site Address of Proposed Signage: 372 Main Street (Tru Hotel)

Computation of Sign Area

Building Frontage: 334 Feet
Total Available Signage: 668 Square Feet
Existing Signage: None
Remaining Available Signage Area: 668 Square Feet
Proposed Sign Project: One new wall sign "A" (71 Square Feet)
One new freestanding sign "B" (120 Square Feet)
One new freestanding sign "C" (35 Square Feet)
One new freestanding sign "D" (35 Square feet)
Proposed Building Materials: Metal and Acrylic (see attached renderings).
Proposed Lighting of the Signs: Internal Illumination.
Location of Proposed Sign: See attached renderings and photographs.

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and inside the national historic landmark district which is regulated by chapter 15.32.310 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.*

With the construction of the Tru Hotel at this location the applicant wishes to install the proposed signs to advertise this new business.

The proposed signs require variances from the sign ordinance for internal illumination and use of plastic in the sign faces.

Variances

The sign permit application in review as proposed requires 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 sign permits for four new signs at 372 Main Street granting variances for internal illumination and use of plastic

OR

Motion to deny proposed sign permit application as submitted.

927 MAIN STREET
BRADSKY PLAZA
RAPID CITY, SOUTH DAKOTA 57701
(605) 342-8970
FAX (605) 342-8504

Bradsky, Bradsky, & Bradsky, P.C.

ATTORNEYS AT LAW

WALTER J. BRADSKY
DAVID A. BRADSKY
PAUL J. BRADSKY
ASHLEY L. BRADSKY

November 30, 2017

Attn: Deadwood Sign Commission
City of Deadwood
67 Dunlop Avenue
Deadwood, SD 57732

*Re: Optima LLC & B.Y. Development Inc.
Sign Variance Application*

Dear Deadwood Sign Commissioners:

As you know, Optima LLC is in the middle of construction of a 108 room franchised Tru by Hilton hotel (floors 2-4) at 372 Main Street.

As part of this project, the adjoining and existing Cadillac Jacks Gaming Resort, whose address is 360 Main Street and which is owned by sister-entity B.Y. Development Inc., is being remodeled: the hotel is being completely renovated (floors 2-4) into a franchised DoubleTree by Hilton. 4 additional hotel rooms will be added so the total room count at the DoubleTree will be 107 guest rooms (103 existing + 4 new). The Cadillac Jacks Casino on 1st floor is also being remodeled as part of this project.

The entire 1st floor of the Tru building is dedicated to: new lobby and front desk for the DoubleTree by Hilton; new and expanded Black Jack pit; Flyt by Alpine Inn Steakhouse (& Nightclub); Earl of Sandwich franchise eatery; Marcos Pizza franchise eatery; Made Market by Hilton with We Proudly Serve Starbucks Coffee.

The adjoining 78 room franchised SpringHill Suites by Marriott, whose address is 322 Main Street, is also owned by Optima LLC. Marriott is requiring that the existing pylon sign logo be changed to reflect their newest brand standards.

In order to comply with the exterior sign requirements of the various franchises, we are seeking variances for both material (i.e. use of plastic) and internal illumination on certain external signs within the resort complex. Our goal is to not only meet franchise requirements, but to also clean up the look and feel of the complex with even, LED energy efficient lighting and removal of the existing Brown Rock pylon sign along the highway.

Please note that our buildings are set back from the highway. In order to be seen from the highway, the channel letters that make up the building signage request need to be slightly larger to be seen. This is the reason for the variance requests for vertical dimension and location on building.

Attached for your reference is a letter from franchisor, Hilton Worldwide Inc. .

My email address is below. My cell phone is: 605-431-3160, if you need to contact me directly or have any questions..

Sincerely,

Bradsky, Bradsky & Bradsky, P.C.

Paul J. Bradsky
pbradsky@aol.com

PJB:pb

cc: Optima LLC
B.Y. Development Inc.



Hilton
755 Crossover Lane
Memphis, TN 38117
USA

TO:

Deadwood Sign Commission
102 Sherman St.
Deadwood, SD 57732

RE: DoubleTree by Hilton and TRU by Hilton Hotels
322, 360, & 372 Main Street
Deadwood, SD 57732

To Whom it May Concern:

Hilton Exterior Signage Program is in support of the variance cases for the proposed signage for 322, 360, and 372 Main Street. The use of plastic letter faces on the freestanding signs and wall signs is very important to achieve face-lighted letters to achieve appropriate lighting at night that our customers have become accustomed to nationwide.

The proposed sign specifications are consistent with our national brand standard, which reflect how the DoubleTree by Hilton and TRU by Hilton exterior signs are lighted and displayed on Hilton properties across the USA.

Thank you for consideration of our request to maintain our nationally known specs for these two recognizable brands.

Sincerely,

Malisa L. Gillum
Hilton Exterior Signage Coordinator

**WE ARE HILTON
WE ARE HOSPITALITY**



CONRAD

canopy



CURIO



TAPESCOT



Hilton Garden Inn

Hampton



HOME2 SUITES

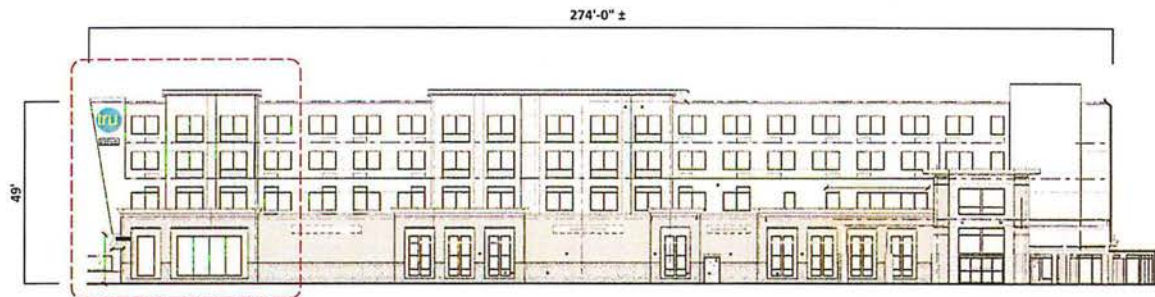
HOME2





PARTIAL EAST ELEVATION

Scale = 1/16" = 1'-0"



A EAST ELEVATION

Scale = 1/32" = 1'-0"

Design #	0394144ar13
Sheet	1 of 18
Client	TRU BY HILTON
Address	372 MAIN STREET DEADWOOD, SD
Account Rep.	MSW/MAW
Designer	RMS
Approval / Date	3-7-17

Client	
Engineering	
Landlord	

Revision / Date	
R1-05/02/17 Option 2 "A"	
R2-RFF 06/01/17 Update	
R3-MAN/7-28-17: Add "B" opt.	
R4-10/18/17 added sign "B" note	
Ordered "B" option 2	
R5-08/17/17(CM): Added "C & D"	
R6-KMC/8/28/17: update C1 & D	
R7-RFF 08/13/17 update a	
R8-RFF 08/02/17 update c & d	
R9-10/05/17(CM): Chgd specs on	
"A". Added size/section for "B".	
Added sign "E". Revised "C & D".	
R10-03/16/17: "C" revised	
R11-SOM/10/13/17	
R12-RMS/12-2-17 Chge A to Halo	
R13-SOM/11/30/17	

Chandler Signs

Brand Image Rights Here

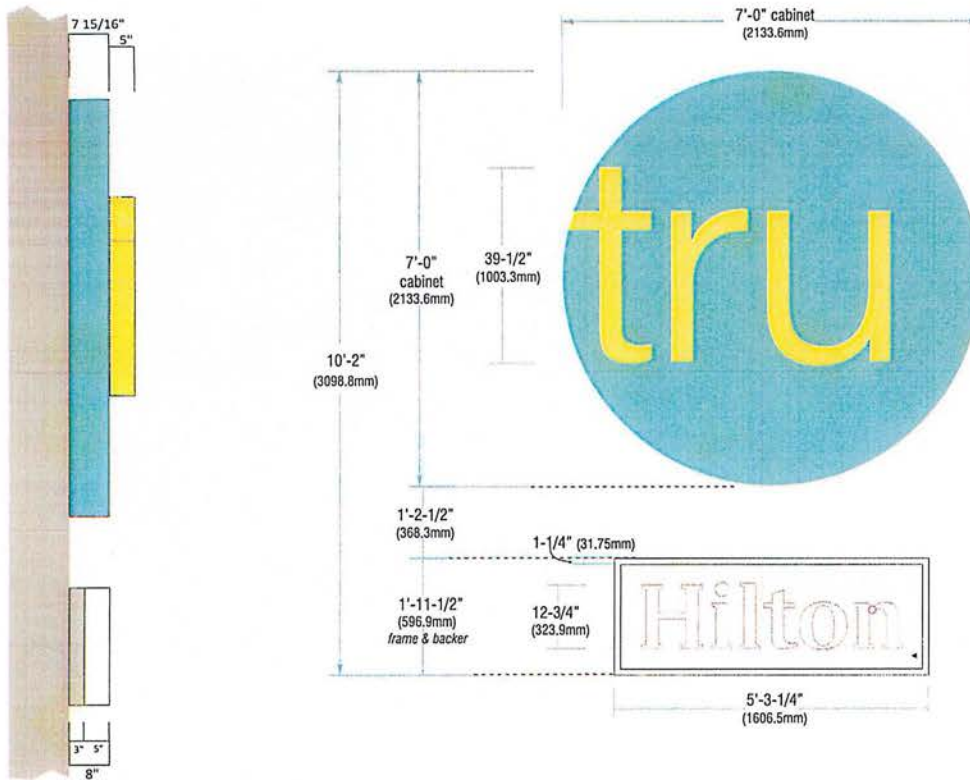
chandler signs.com

National Headquarters	2201 Manor Way Dallas, TX 75225 214-802-2000 Fax: 214-802-2044
San Antonio	17119 San Pedro Ave. Ste. #200 San Antonio, TX 78232 210-349-3000 Fax: 210-349-8774
West Coast	3270 Encinitas Ridge Dr. Suite 250 Vista, CA 92083 760-738-1700 Fax: 760-734-3752
Northeast US	905 Beller Avenue, Suite 200 Lanham, MD 20646 800-479-3073 Fax: 800-412-0013
Florida	2544 Sunset Point Circle Sarasota, FL 34237 888-426-1100 Fax: 888-426-1100
Georgia	37 Westwood Park Court Lawrenceville, GA 30046 678-778-8002 Fax: 678-778-8774
South Texas	PO Box 176, 208 Shaw Drive Pearland, TX 77584 281-463-9000 Fax: 281-463-8533

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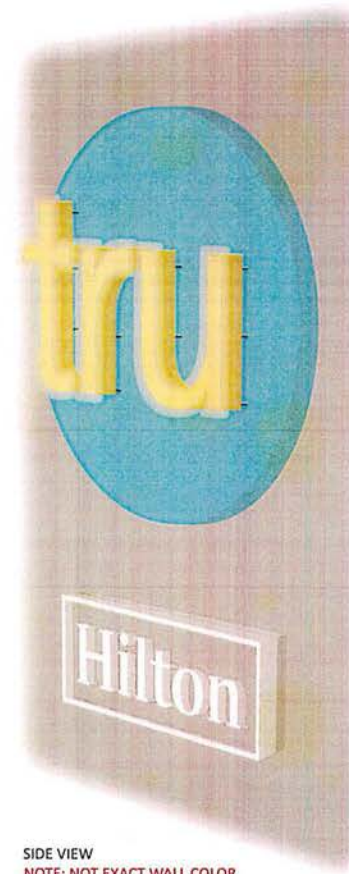


HILTON NATIONAL BRAND STANDARD



A BUILDING SIGN -
(1) SET REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/2"=1'-0"



SIDE VIEW
NOTE: NOT EXACT WALL COLOR

Design #	0394144ar13
Sheet	3 of 18
Client	TRU BY HILTON
Address	372 MAIN STREET DEADWOOD, SD
Account Rep.	MSW/MAW
Designer	RMS
Approval / Date	3-7-17
Client	
Estimating	
Engineering	
Landlord	
Revision / Date	
R1-01/01/17	Option 2 "A"
R2-01/01/17	Update
R3-01/01/17	Add "B" note
R4-01/01/17	Added sign "B" note
R5-01/01/17	Option 2
R6-01/01/17	Added "C & D"
R7-01/01/17	Update C1 & D
R8-01/01/17	Update a
R9-01/01/17	Update c & d
R10-01/01/17	Chgd specs on "A", Added site/location for "B", Added sign "C", Revised "C & D"
R11-01/01/17	Revised
R12-01/01/17	Change A to H&H
R13-01/01/17	

Chandler Signs
Brand Image Design Firm

chandlerdesigns.com

Headquarters	2010 Main Ave Dallas, TX 75201 214-402-2000 Fax 214-402-2004
San Antonio	17113 San Pedro Ave., Ste. #200 San Antonio, TX 78212 718-245-2000 Fax 718-245-2020
West Coast	2220 Executive Plaza Dr., Suite 200 Irvine, CA 92614 714-261-1100 Fax 714-261-1102
Northeast US	945 Route 100, Suite 200 Loudon, VT 05455 802-478-2000 Fax 802-478-2017
Florida	2584 Sandline Road Circle Daytona Beach, FL 32117 813-435-1100 Fax 813-435-1100
Georgia	37 Woodford Park Circle Daytona Beach, FL 32117 813-435-1100 Fax 813-435-1100
South Texas	P.O. Box 101, 101 David Drive Pearland, TX 77584 281-461-1100 Fax 281-461-1102

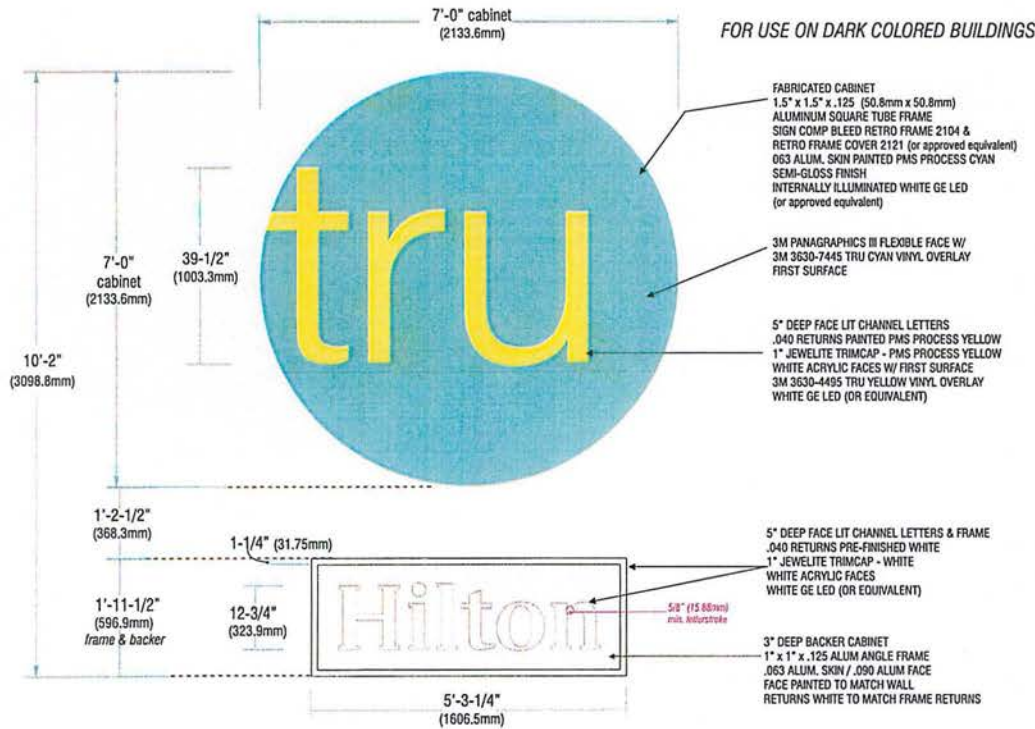
FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL

BUILDING SIGN - tru 7 ft

SCALE: 3/4"=1'-0"
71.16 SQUARE FEET

HILTON NATIONAL BRAND STANDARD



ALL ILLUMINATED SIGNS REQUIRE THE CLIENT'S ELECTRICIAN
TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND ON TIME CLOCK
TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER,

A BUILDING SIGN - SCALE: 1/2"=1'-0"
(1) SET REQUIRED - MANUFACTURE & INSTALL

Design #	0394144ar13
Sheet	13 of 18
Client	TRU BY HILTON
Address	372 MAIN STREET DEADWOOD, SD
Account Rep.	MSW/MAW
Designer	RMS
Approval / Date	3-7-17
Client	
Extension	
Engineering	
Landlord	
Revision / Date	
R1-SS 5/28/17 Option 2 "A"	
R2-ME 6/6/17 Update	
R3-MAN 7/26/17 Add "B" opt	
R4-ME 7/26/17 Add sign "B" note	
deleted "B" option 2	
R5-OR 1/17/17 (CIR) Added "C & D"	
R6-KM 6/28/17 update C1 & D	
R7-ME 9/13/17 update a	
R8-ME 9/13/17 update c & d	
R9-SS 10/17/17 (CIR) Chgd spec on	
"A". Added size/spec for "B"	
Added sign "E". Revised "C & D"	
R10-SS 10/17/17 "C" revised	
R12-RMS 11-2-17 change A to Halo	
R13-SS 11/9/17	

Chandler Signs

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National Headquarters	2041 W. Main Hwy Suite 100 San Antonio, TX 78204 214-912-2000 Fax 214-912-2004
San Antonio	17110 San Pedro Ave. Ste. #200 San Antonio, TX 78258 210-345-3800 Fax 210-345-8724
West Coast	3720 E. Highway 91 Suite 250 Vista, CA 92081 760-734-1700 Fax 760-734-2512
Northeast US	805 Route Avenue, Suite 200 Lanham, MD 20656 302-479-2019 Fax 302-472-0013
Florida	7544 Sandhill Point Circle Shoreview, FL 32652 904-420-1100 Fax 904-424-1102
Georgia	37 Waterfront Park Court Buckhead, GA 30324 404-775-8012 Fax 404-349-8724
South Texas	P.O. Box 175, 215 Dard Drive Patterson, TX 75059 281-463-5199 Fax 281-643-8133

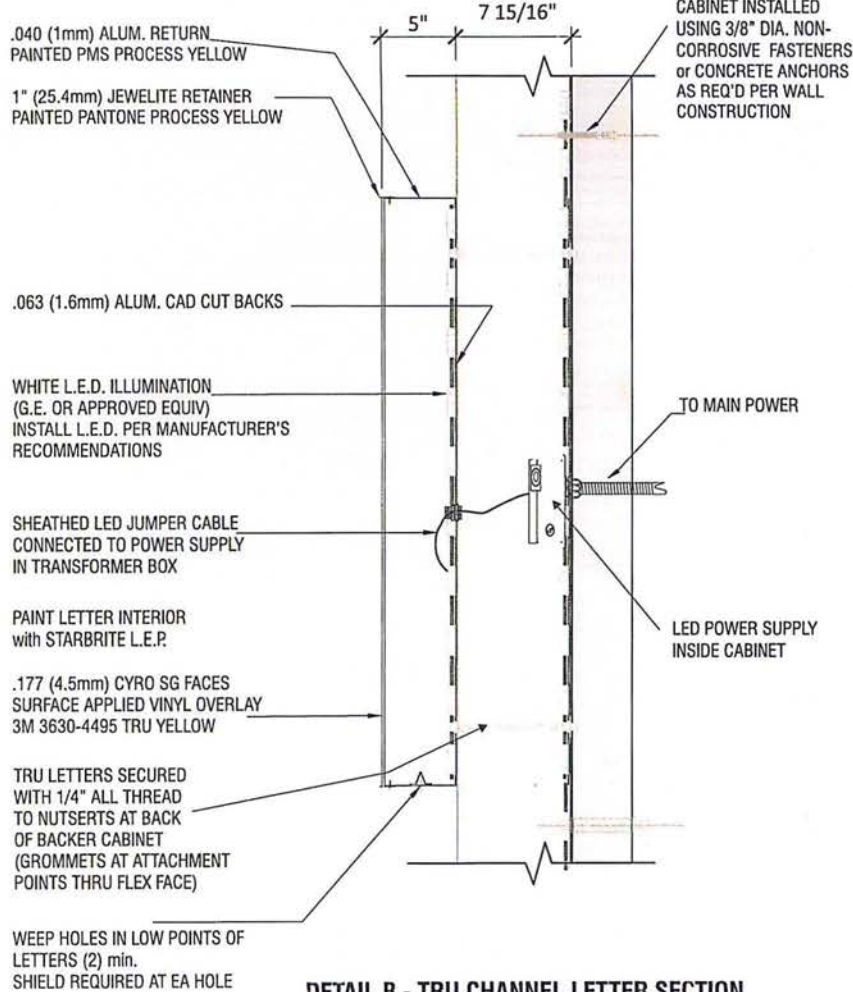
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BUILDING SIGN - tru 7 ft

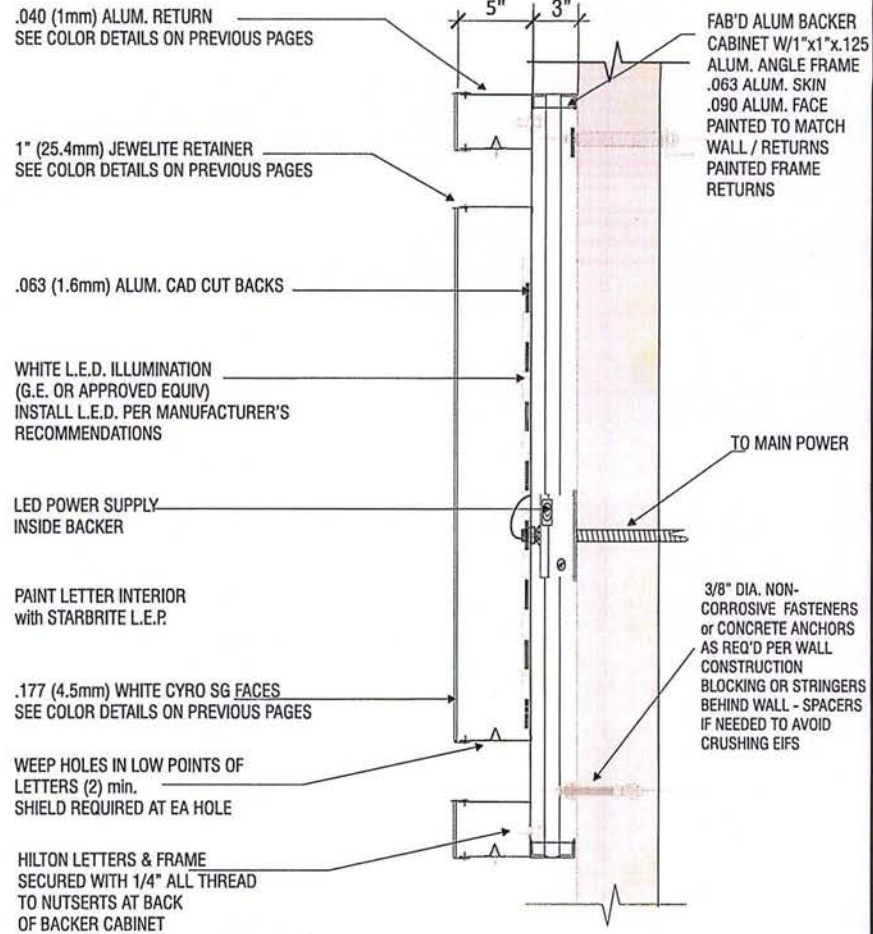
ALL PAINT FINISHES TO BE SEMI-GLOSS

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGNS SHALL NEVER OPERATE ON A 24/7 BASIS



DETAIL B - TRU CHANNEL LETTER SECTION

SCALE: 1-1/2"=1'-0"



DETAIL B - HILTON CHANNEL LETTER, FRAME & BACKER SECTION

SCALE: 1-1/2"=1'-0"



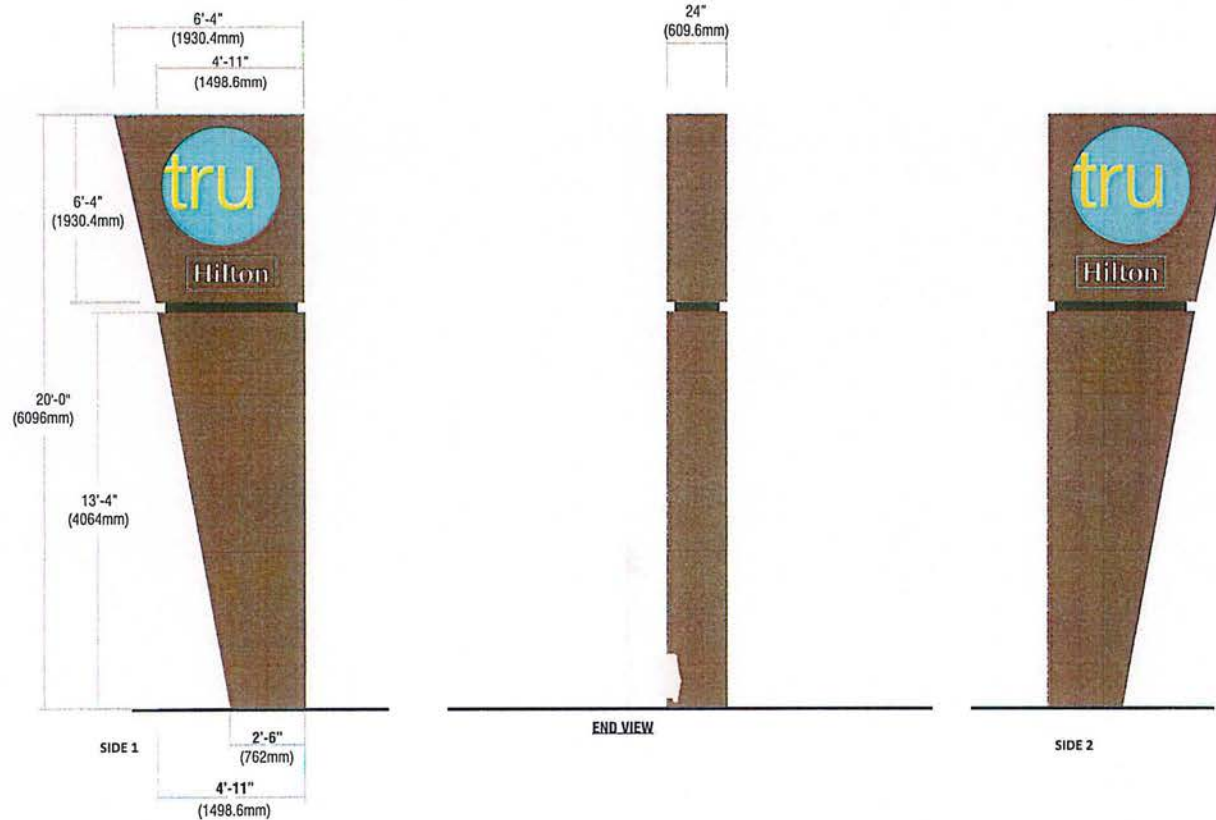
Design #	0394144ar13
Sheet	14 of 18
Client	TRU BY HILTON
Address	372 MAIN STREET DEADWOOD, SD
Account Rep.	MSW/MAW
Designer	RMS
Approval / Date	3-7-17
Client	
Engineering	
Landlord	
Revision / Date	
R1-15 3/10/17 Update 2 "A"	
R2-RFF 05/11/17 Update	
R3-04/07/18-17 Add "W" note	
R4-09/17/17 Add "W" note	
R5-08/17/17 Add "C & D"	
R6-08/17/17 Update C1 & D	
R7-RFF 09/13/17 Update a	
R8-RFF 09/13/17 Update c & d	
R9-10/01/17 (C&D) Check specs on	
"A". Added site/location for "B".	
Added sign "E". Revised "C & D".	
R10-01/20/17 "C" revised	
R11-02/01/17	
R12-RMS 11-2-17 change A to Halo	
R13-02/01/17	
Chandler Signs	
Brand Image Beyond Here	
chandler-signs.com	
National Headquarters	3001 Main Way Suite 100 214-802-2000 Fax 214-802-7004
San Antonio	1719 San Pedro Ave. Ste. #200 San Antonio, TX 78212 210-599-2500 Fax 210-599-8729
West Coast	3220 Eucalyptus Ridge Dr. Suite 200 Irvine, CA 92618 714-734-1788 Fax 714-734-3152
Northeast US	905 Raritan Avenue, Suite 200 Lodi, NJ 07024 908-470-3000 Fax 908-470-0013
Florida	2184 Sandhill Point Circle Gainesville, FL 32607 888-424-1100 Fax 888-424-1100
Georgia	37 Woodland Park Court Savannah, GA 31404 478-778-8500 Fax 478-343-8724
South Texas	PO Box 175, 206 Over Drive Porter, TX 77364 281-563-0000 Fax 281-643-6533
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PYLON - tru P-40

40.1 SQUARE FEET

HILTON NATIONAL BRAND STANDARD



B PYLON ELEVATION

SCALE: 1/4" = 1'-0"

MFG. & INSTALL (1) NEW SIGN AS SHOWN

***SIGN MUST BE LOCATED OUTSIDE
OF 20' x 20' VISIBILITY TRIANGLE

NOTE: INTERNALLY ILLUMINATED

Design #	0394144ar13
Sheet	5 of 18
Client	TRU BY HILTON
Address	372 MAIN STREET DEADWOOD, SD
Account Rep.	MSW/MAW
Designer	RMS
Approval / Date	3-7-17
Client	
Engineering	
Landlord	
Revision / Date	
R1-45-5/20/17	Option 2 "X"
R2-402-06/21/17	Update
R3-MAW/12-17	Added "H" logo
R4-1078-11/17	Added sign "H" note: deleted "H" option 2
R5-08/13/17	(CITY) Added "C" & "D"
R6-KMC/7/28/17	update C1 & D
R7-RFF/09/13/17	update a
R8-RFF/09/07/17	update c & d
R9-10/20/17	(CITY) Check specs on "X" added street location for "H"
R10-ES/10/9/17	Revised "C" & "D"
R11-SDM/10/13/17	"C" revised
R12-RMS/11-2-17	change A to Halo
R13-SDM/11/9/17	

Chandler Signs

Brand Image Begins Here

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National Headquarters
2001 Manor Way
Suite 100
Tulsa, OK 74125
918-462-2000 Fax 918-462-2044

San Antonio
17115 San Pedro Ave., Ste. #200
San Antonio, TX 78233
210-349-3804 Fax 210-349-8724

West Coast
2220 Encinitas Ridge Dr., Suite 200
Vista, CA 92081
760-734-1704 Fax 760-734-3752

Northeast US
905 Baxter Avenue, Suite 200
Lansdale, PA 19026
610-479-3078 Fax 610-412-0213

Florida
2544 Saw Mill Plant Circle
Davenport, FL 33827
888-425-1100 Fax 888-424-1100

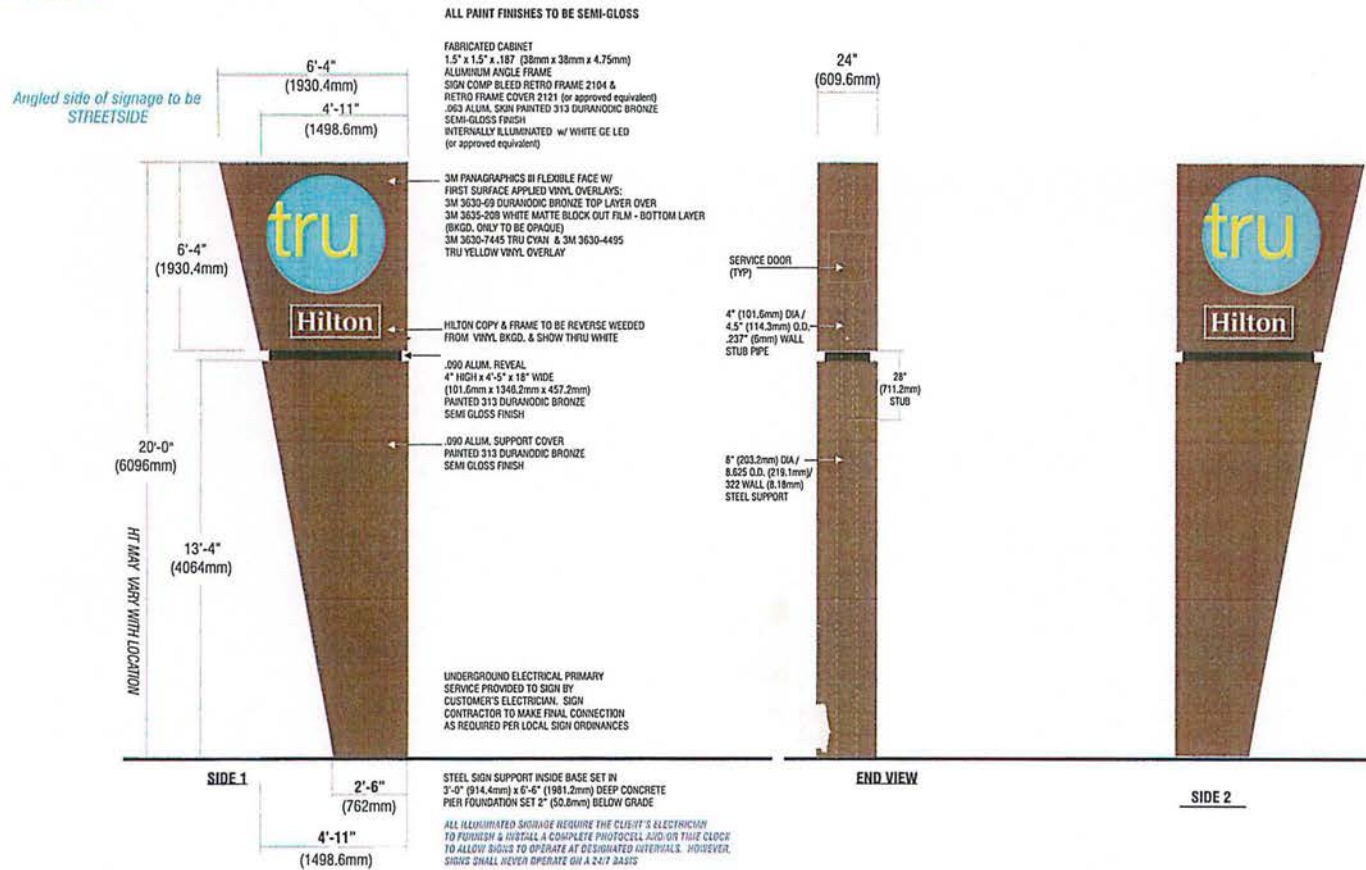
Georgia
37 Warehouse Park Court
Lawrenceville, GA 30046
678-775-8810 Fax 770-949-8724

South Texas
PO Box 175, 205 Dowd Drive
Pharmax, TX 76159
817-643-5599 Fax 817-643-6333

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HILTON NATIONAL BRAND STANDARD



B PYLON ELEVATION -
SCALE: 1/4" = 1'-0"
MFG. & INSTALL (1) NEW SIGN AS SHOWN

Design #	0394144ar13
Sheet	16 of 18
Client	TRU BY HILTON
Address	372 MAIN STREET DEADWOOD, SD
Account Rep.	MSW/MAW
Designer	RMS
Approval / Date	3-7-17
Client	
Engineering	
Landlord	
Revision / Date	
R1-05-07/01/17	Update 2 "A"
R2-07-08/01/17	Update
R3-08-01/17	Add "B" note
R4-08-11/17	Add "C" note
R5-08-11/17	Added "C" note
R6-08-11/17	Added "C & D"
R7-08-11/17	Update C & D
R8-08-11/17	Update C & D
R9-10-01/17	Chg spec on "A"
R10-01-17	Added spec for "B"
R11-01-17	Added spec "C" Revised "C & D"
R12-01-17	"C" revised
R13-01-17	Change A to Halo
R14-01-17	Change A to Halo

FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL

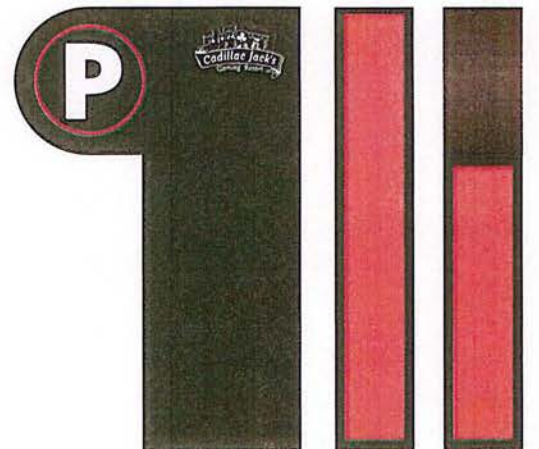
UL LISTED FOR USE IN THE U.S. ONLY. THIS LISTING IS NOT A RECOMMENDATION BY UL. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN THE NECESSARY PERMITS AND FOLLOW THE LOCAL ELECTRICAL CODES. UL SHALL NOT BE LIABLE FOR ANY LOSS OR DAMAGE.



Diagram of a parking sign with dimensions and callouts:

- Top width: 4'-8 3/4"
- Left height: 7'-6"
- Top left corner: 1 1/2"
- Sign features:
 - Cadillac Jack's Gaming Hall logo
 - White arrow pointing right
 - Text: LOWER LEVEL PARKING
 - Large white 'P' in a red circle
- Callout: (C) PARKING SIGN PROVIDED BY CUSTOMER

INTERNAL L.E.D. ILLUMINATION

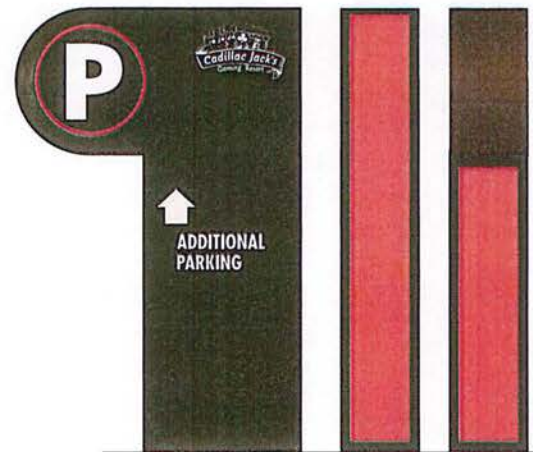
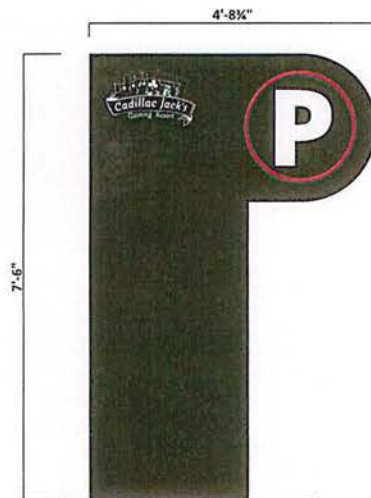


SCALE: 1/2"=1'-0"

UL THIS LAMP IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS LAMP DOES NOT PROVIDE A WARNING OF BURNING OF THE WOLFRAM TUNGSTEN LABELING.



TOP VIEW



D/F PARKING SIGN REFURBISH

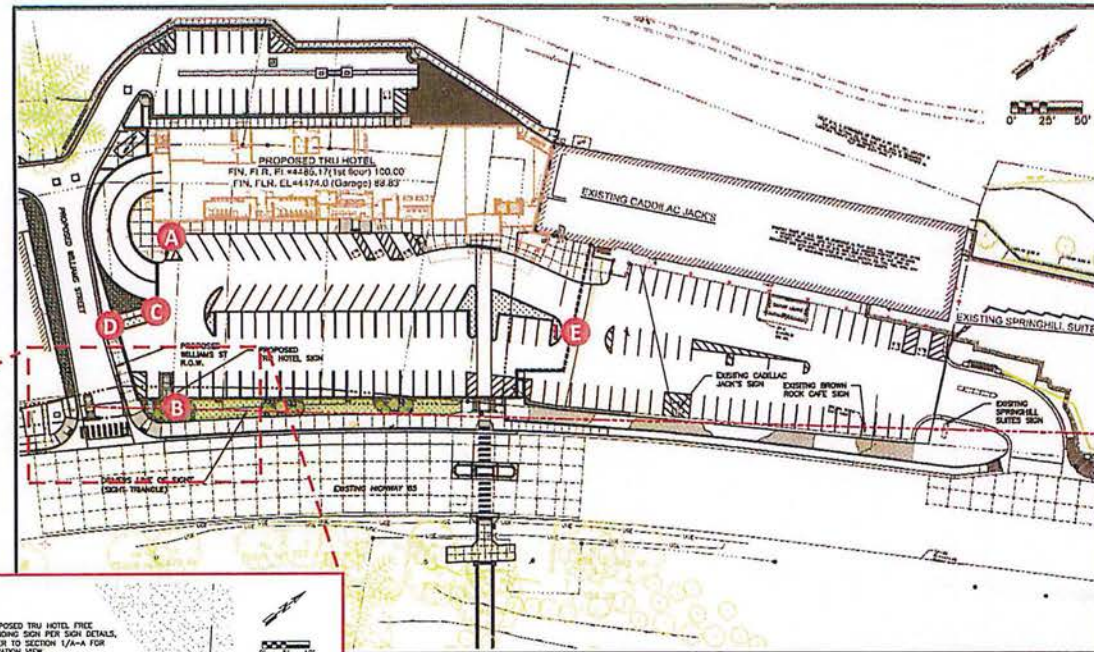
SCALE: 1/2"=1'-0"

SIGN TO BE PROVIDED BY CUSTOMER

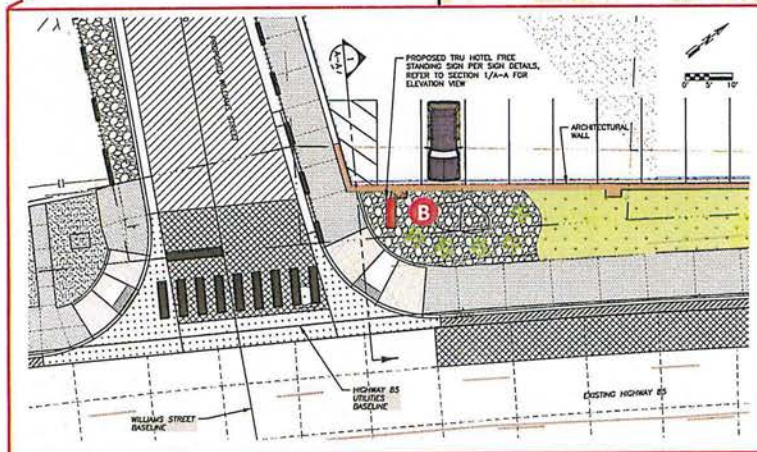
INTERNAL L.E.D. ILLUMINATION

Design #	
0394144ar13	
Sheet 7 of 18	
Client	
TRU BY HILTON	
Address	
372 MAIN STREET	
DEADWOOD, SD	
Account Rep.	
MSW/MAW	
Designer	
RMS	
Approval / Date	
3-7-17	
Client	
Engineering	
Revision / Date	
R1-05-10/17 Option 2 "C"	
R2-07-05/17 Update	
R3-08-05/17 Add "W" sign	
R4-09-11/17 Add sign "W" note	
deleted "X" option 2	
R5-08/17/17 (C1) Added "C & D"	
R6-08/17/17 update C1 & D	
R7-09-05/17 update A	
R8-09-05/17 update C & D	
R9-10/05/17 (C1) Chg sign on	
"A". Added after function for "B"	
Added sign "B". Revised "C & D"	
R10-05-10/17 "C" revised	
R11-05-10/17	
R12-05-11-2-17 Chg A to Holo	
R13-05-11/17	
Chandler Signs	
Signage Signs More	
chandler signs.com	
National Headquarters 3201 Maple Way Dallas, TX 75276 214-802-2026 Fax 214-802-2044	
San Antonio 1715 San Pedro Ave. #200 San Antonio, TX 78201 210-549-3804 Fax 210-549-8724	
West Coast 3270 Executive Ridge Dr. Suite 200 Vista, CA 92081 760-734-1708 Fax 760-734-3752	
Northeast US 965 Boulder Avenue, Suite 200 Lynchburg, VA 24504 502-479-2078 Fax 502-472-0013	
Florida 2544 Sand Hill Point Circle Clearwater, FL 34625 800-426-1100 Fax 800-426-1100	
Georgia 31 Hawthorn Park Court Lawrenceville, GA 30046 678-725-8852 Fax 770-348-8724	
South Texas P.O. Box 125, 226 Dowd Drive Porter, TX 77365 281-543-5599 Fax 281-543-5533	
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SITE PLAN



SITE PLAN DETAIL

***SIGN MUST BE LOCATED OUTSIDE OF 20' x 20' VISIBILITY TRIANGLE

Design #	
0394144ar13	
Sheet 10 of 18	
Client	
TRU BY HILTON	
Address	
372 MAIN STREET DEADWOOD, SD	
Account Rep.	
MSW/MAW	
Designer	
RMS	
Approval / Date	
3-7-17	
Client	
Engineering	
Landlord	

Revision / Date	
R1-15-5/10/17 Option 2 "A"	
R2-15-5/10/17 Update	
R3-15-5/10/17 Add "C" sign	
R4-15-5/10/17 Add sign "B" note	
R5-08/1/17/17 (C/N): Added "C & D"	
R6-15-5/10/17 update C1 & D	
R7-15-5/10/17 update a	
R8-15-5/10/17 update c & d	
R9-15-5/10/17 (C/N): Chgd specs on	
"A". Added sign function for "B"	
Added sign "E". Revised "C & D"	
R10-15-5/10/17 "C" revised	
R11-15-5/10/17	
R12-15-5/10/17-2-17 change A to Holo	
R13-15-5/10/17	

Chandler Signs	
Brand Image Beyond Here	
chandler signs.com	
National Headquarters	2221 Main Hwy Suite 100 214-902-2000 Fax: 214-902-2044
San Antonio	17319 San Pedro Ave. Ste. #200 San Antonio, TX 78233 210-349-3861 Fax: 210-349-8724
West Coast	3270 Encinitas Ridge Dr., Suite 200 Vista, CA 92081 760-734-1708 Fax: 760-734-3752
Northeast US	945 Baxter Avenue, Suite 200 Lincoln, RI 02804 401-478-2015 Fax: 401-478-4121
Florida	2544 Sand Hill Point Circle Clearwater, FL 34625 813-420-1100 Fax: 813-424-1180
Georgia	37 Westview Park Court Lawrenceville, GA 30046 678-175-8833 Fax: 678-349-8724
South Texas	P.O. Box 175, 205 South Drive P.O. Box 175, 205 South Drive 361-543-1000 Fax: 361-643-8533
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FINAL ELECTRICAL CONNECTION BY CUSTOMER	
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE OF THE NATIONAL ELECTRICAL FIRE PROTECTION ASSOCIATION (NFPA) 70-1. THE SIGNIFICANCE OF THIS CODE IS TO PROTECT THE PUBLIC FROM HARMFUL CONDUCTING & BURNING OF THE SIGN. ELECTRICAL INSTALLATION	

STAFF REPORT
PLANNING AND ZONING AND BOARD OF ADJUSTMENT
REQUEST FOR A CONDITIONAL USE PERMIT

APPLICANT: James and Susan Trucano

PURPOSE: Request for a Single Bed, Bed and Breakfast

GENERAL LOCATION: 124 Charles Street

LEGAL DESCRIPTION: All EX 10' Strip of Lot 2 and Lot 4 Block 76, Original Town, City of Deadwood, Lawrence County, South Dakota.

FILE STATUS: All legal obligations have been completed.

STAFF FINDINGS:

Surrounding Zoning:

North: R1 - Residential District
South: C1 – Commercial District
East: R1 – Residential District
West: R1 – Residential District

Surrounding Land Uses

Residential Housing
Motel and Housing
Residential Housing
Residential Housing

SUMMARY OF REQUEST

The petitioners have submitted a request for a Conditional Use Permit to operate a Bed and Breakfast establishment on this property. The subject property is located on Charles Street on the North side of the street.

FACTUAL INFORMATION

1. The property is currently zoned R1 - Residential District.
2. The property comprises approximately 6,878 square feet \pm .
3. The site was originally developed in 1895 and was altered to duplex at some time since being constructed.
4. The subject property has access from Charles Street.

5. The subject property is located within a high density land use classification on the adopted Land Use Map.
6. The property is located inside Flood Zone AE – Areas of 100 year flood and Flood Zone X – Areas of 500 year flood.
7. Adequate public facilities are available to serve the property.
8. The area is characterized by a mixture single family dwellings, multi-family dwellings and commercial business.

STAFF DISCUSSION

The petitioner has submitted a request for a Conditional Use Permit for a Bed and Breakfast establishment and the city regulations allow Bed and Breakfast establishments in the R1 – Residential District with an approved Conditional Use Permit.

The subject property is currently utilized as a multi-family residential dwelling. The petitioner indicates they intend to operate the second unit as a B & B. The State of South Dakota Department of Health requires a bed and breakfast establishment to be occupied by the owner(s) during occupancy. City of Deadwood Code states a requirement of one off-street parking space per guestroom in section 17.64.060 of the City of Deadwood Code of Ordinances. The subject property meets the parking requirement for the proposed use.

According to the City regulations defining a bed and breakfast, it cannot be situated on a lot closer than two hundred (200) feet or eight (8) residences, whichever is greater, from any other lot containing a bed and breakfast home. The subject property is compliant with the buffer between bed and breakfast establishments. The code also defines that the Building Inspector is to inspect the premises to ensure compliance with the Building Code and the property must be licensed and inspected by the South Dakota Department of Health.

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, multi-family dwellings, and commercial enterprises. Community commercial land use district attracts a regional or community-wide market as well as tourism based businesses.

- 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 R1 - Residential District. The R1 – Residential District 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 no B&B establishments within 200 feet of the proposed B&B. The applicant intends on leaving the property as it is today.

- C. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, 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 motels, apartment buildings and single family dwellings. 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 Adjustment 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 filed 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 Bed and Breakfast must be owner occupied.
- 2. Proof of a state excise number shall be provided to the Planning and Zoning Office for their files.
- 3. Proof that the Building Inspector has inspected the building and it meets all of the building codes.
- 4. Proper paperwork is filed with the City of Deadwood Finance office for BID taxes.
- 5. Proof of South Dakota Department of Health Lodging License must be provided to the Planning and Zoning Office for their files.

ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

- 1. Recommendation by Planning and Zoning Commission for Approval / Approval with conditions / Denial by Planning and Zoning Commission
- 2. Approval / Approval with conditions / Denial by Board of Adjustment

STAFF REPORT
PLANNING AND ZONING AND BOARD OF ADJUSTMENT
REQUEST FOR A CONDITIONAL USE PERMIT

APPLICANT: Debra Kahler

PURPOSE: Request for a Two Bed, Bed and Breakfast

GENERAL LOCATION: 56 Taylor Avenue

LEGAL DESCRIPTION: LOTS A-D-E S/D OF LOTS 66-67 & 68 BLK 35,
Original Town, City of Deadwood, Lawrence County,
South Dakota.

FILE STATUS: All legal obligations have been completed.

STAFF FINDINGS:

Surrounding Zoning:

North: R1 - Residential District
South: PU – Public Use District
East: R1 – Residential District
West: R1 – Residential District

Surrounding Land Uses

Residential Housing
Recreation Center
Residential Housing
Residential Housing

SUMMARY OF REQUEST

The petitioner has submitted a request for a Conditional Use Permit to operate a Bed and Breakfast establishment on this property. The subject property is located on Taylor Avenue on the Southwest side of the street.

FACTUAL INFORMATION

1. The property is currently zoned R1 - Residential District.
2. The property comprises approximately 21,375 square feet \pm .
3. The site was originally developed in 1955 and has been used as Triplex since being constructed.
4. The subject property has access from Taylor Avenue.

5. The subject property is located within a very low density land use classification on the adopted Land Use Map.
6. The property is located outside of Flood Zone AE – Areas of 100 year flood and Flood Zone X – Areas of 500 year flood.
7. Adequate public facilities are available to serve the property.
8. The area is characterized by a mixture single family dwellings and multi-family dwellings.

STAFF DISCUSSION

The petitioner has submitted a request for a Conditional Use Permit for a Bed and Breakfast establishment and the city regulations allow Bed and Breakfast establishments in the R1 – Residential District with an approved Conditional Use Permit.

The subject property is currently utilized as a multi-family residential dwelling. The petitioner indicates she intends to rent up to two bedrooms. The State of South Dakota Department of Health requires a bed and breakfast establishment to be occupied by the owner(s) during occupancy. City of Deadwood Code states a requirement of one off-street parking space per guestroom in section 17.64.060 of the City of Deadwood Code of Ordinances. The subject property meets the parking requirement for the proposed use.

According to the City regulations defining a bed and breakfast, it cannot be situated on a lot closer than two hundred (200) feet or eight (8) residences, whichever is greater, from any other lot containing a bed and breakfast home. The subject property is compliant with the buffer between bed and breakfast establishments. The code also defines that the Building Inspector is to inspect the premises to ensure compliance with the Building Code and the property must be licensed and inspected by the South Dakota Department of Health.

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.**

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56 Taylor Ave - Map Exhibit

