

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, December 16, 2015 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of November 4, 2015 Minutes
3. Election of New Secretary to Replace Sheree Green
4. Sign Review Commission

Mike Gustofson – 270 Main – First Gold

1. Relocate Existing Freestanding Sign

Action Required:

- a. Approval/Denial of Freestanding Sign

5. Planning and Zoning Commission and Board of Adjustments

Dunbar, Inc. and Black Hills Conference Center, Inc. – 100 Tatanka Drive

Tatanka Track and Dunbar Tract A of Tatanka Subdivision, City of Deadwood, and Access and Utility Easements. Formerly Lot 1 and the Dunbar Tract of Tatanka Subdivision; Tract 1 and Tract 4 of M.S. 848, and Part of Government Lots 10, 11 and 14, All located in the NW ¼ of Section 13 and the NE ¼ of Section 14, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

Action Required:

- a. Approval/Denial by Planning and Zoning
- b. Approval/Denial by Deadwood Board of Adjustments

Blue Sky Gaming Inc. – Williams Street

Lots A, B & C of probate Lot 227 and an Access Easement Across School Lot 66 Located in the SW ¼ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

Action Required:

- a. Approval/Denial by Planning and Zoning
- b. Approval/Denial by Deadwood Board of Adjustments

5. Items from Staff
 - Lower Main Visitor Center
6. Adjourn

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, November 4, 2015 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of September 16, 2015 Minutes
3. Sign Review Commission

Holiday Inn Express – 663 Main Street

1. Add one wall sign (50 Square Feet)

Action Required:

- a. Approval/Denial of New Wall Sign

Broken Boot Gold Mine – 1200 Pioneer Way

2. Replace existing sign

Action Required

- a. Approval/Denial of Replacing Existing Signs - Signs 1-5
- b. Approval/Denial Sign 6 with a Variance

4. Items from Staff
 - Proposed Annexation Discussion-No Action
 - Highway 85
 - Gordon Park
5. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, November 4, 2015

Planning and Zoning Commission Present : Jim Shedd, Marie Farrier, Tony Biesiot, Mel Allen and Brett Runge.

Board of Adjustments Present : Dave Ruth Jr. and Mark Speirs

Staff Present:

Bob Nelson Jr., Trent Mohr, and Jerity Krambeck

A quorum present Chair Shedd called the Planning and Zoning Commission meeting to order Wednesday, November 4, 2015 at 5:00 p.m. in Deadwood City Hall at 102 Sherman Street, Deadwood, SD.

Approval of September 16, 2015 Minutes:

It was moved by Mr. Biesiot and seconded by Mr. Allen to approve the September 16, 2015 meeting minutes. Aye – All. Motion carried.

Sign Review Commission:

Gold Dust Lodging Group, LLC – 663 Main Street – Holiday Inn Express

Mr. Mohr informed the Commission that Gold Dust Lodging Group, LLC was requesting a permit for the installation of a new vinyl wrapped metal wall sign advertising Holiday Inn Express on the Pioneer Way side of the building. Mr. Mohr informed the Commission that a similar sign was approved in 1999, but it was ordered to be removed by the South Dakota Department of Transportation as it encroached into the highway right of way. The permit would require a variance due to the door on the side of the building not being a public entrance. Mr. Shedd stated there was an entrance located on the side of the building. Mr. Mohr stated that it did not meet the definition of a public entrance as it serves as an exit only. Ms. Farrier stated that other businesses requesting this variance were made to put in a public access door prior to their signs being approved. Mr. Allen stated that other sign permit requests had been approved with variance granted. Ms. Farrier stated that Tin Lizzy's was a similar situation. Mr. Ruth advised that Tin Lizzy's had requested a sign, but it was denied at the time because it was an employee entrance only. Mr. Nelson Jr. stated variances have been granted for this in the past. *It was moved by Mr. Allen and seconded by Mr. Biesiot to approve the sign permit application to approve grant variance and approve the sign permit application for 663 Main Street. Aye – All. Motion carried.*

Kerry Ruth – 1200 Pioneer Way – Broken Boot Gold Mine

Mr. Mohr informed the Commission that Broken Boot Gold Mine was requesting to replace six existing signs on premises with new signs. Mr. Mohr stated that all of the signs proposed are direct replacements for existing signs and type, with the exception of sign #3, where they are requesting to replace a wall sign with a projecting sign and signs #1 through #5 do not require a variance. Mr. Mohr stated that sign #6, although it is replacing an existing roof sign, roof signs are prohibited under the current ordinance, so approval of that sign would require a variance. Signs #1-5 and their locations are compliant with the sign ordinance. *It was moved by Mr. Biesiot and seconded by Mrs. Runge to approve the sign permit application for signs #1-5 at 1200 Pioneer Way. Aye – All. Motion carried.*

Mrs. Runge discussed allowing the variance due to the topography. Mr. Allen stated due to the desolate location, allowing the variance would not be an interference. *It was moved by Mr. Allen and seconded by Mr. Biesiot to grant variance and approve the sign permit application for sign #6 at 1200 Pioneer Way.*

Mr. Allen discussed the history of the Broken Boot Mine signage.

Items From Staff (no action taken)

Bob Nelson Jr. reported:

- Proposed annexation of 43 acres of land toward Central City;

- South Dakota Open Meeting Laws;
- Highway 85 is in Phase Three. Traffic signage is going to begin coming down. Highway 85 was designed to accommodate parking and capable of three lane highway in the future;
- Gordon Park Playground has been installed. The rubber surface will be installed in the next few weeks;
- Lower Main Street Visitor's Center is out for bids. December 4, 2015 City Commission Meeting will be hearing the bid opening.

Items from Planning and Zoning Commission

Adjournment:

It was moved by Mr. Biesiot and seconded by Mr. Allen 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 5:25 p.m.

ATTEST:

 Jim Shedd
 Chairman, Planning & Zoning Commission
Jerity Krambeck, Planning & Zoning Office/Recording Secretary

 Marie Farrier
 Secretary, Planning & Zoning Commission

DEADWOOD

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

OFFICE OF
PLANNING, ZONING
AND HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

SIGN PERMIT STAFF REPORT

Sign Review Commission
December 16, 2015

Applicant: Mike Gustafson

Address: 270 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 270 Main Street, Deadwood (First Gold)

Computation of Sign Area

Building Frontage: 264 Feet

Total Available Signage: 528 Square Feet

Existing Signage: N/A

Remaining Available Signage Area: N/A

Proposed Sign Project: Relocate existing freestanding sign.

Proposed Building Materials: Existing sign and it will remain the same materials.

Proposed Lighting of the Signs: Externally Illuminated.

Location of Proposed Sign: Attached are renderings of the proposed relocation of the freestanding sign.

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 signage project 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.

As you will notice on the attached photos of the property at 270 Main Street the applicant wishes to relocate the freestanding sign from its current location near the building to an area further north on the same property. This is being requested to accommodate a future remodel of the building. The owner has had the property surveyed and the proposed new location of the freestanding sign will not be in the Highway Right-of-Way.

The application in review is for relocation of an existing freestanding sign with no alterations proposed to the sign. The sign and its proposed location are compliant with the sign ordinance.

Variances

The sign 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 application to relocate the freestanding sign at 270 Main Street as proposed

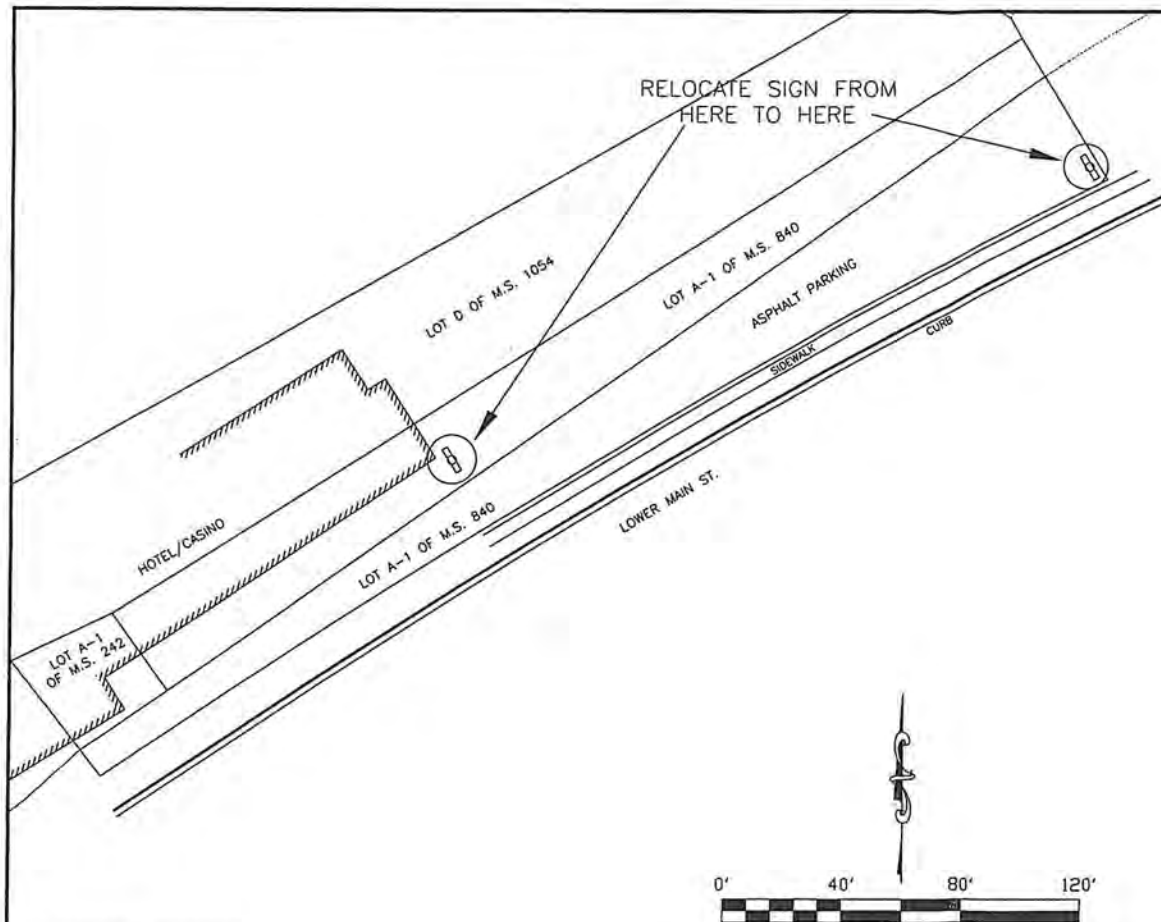
OR

Motion to deny proposed sign relocation as submitted.





SITE PLAN
FOR RELOCATION OF FIRST GOLD SIGN
ON LOT X, FORMERLY A PORTION OF HIGHWAY RIGHT-OF-WAY
IN THE NW1/4ME1/4 SECTION 23, T5N R3E, B.H.M.,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



SURVEYOR'S CERTIFICATE

I, JOHN M. ARLETH, R.L.S. 3977, DEADWOOD, SD, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS SURVEYED AND STAKED UNDER MY SUPERVISION AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: THIS 8TH DAY OF DEC., 2015

JOHN M. ARLETH, R.L.S. 3977

NOTES:
1. SIGN DIMENSIONS AND STRUCTURE PROVIDED BY OWNER.

PREPARED BY:



ARLETH LAND SURVEYING, LLC
24 CLIFF STREET
DEADWOOD, SD 57732
805-578-1837

PAGE 1 OF 1

DATE: DECEMBER 8, 2015
REV:
SCALE: 1" = 40'
DRAWN: FD
JOB NO: 9362



**STAFF REPORT
PLANNING AND ZONING
December 16, 2015 JOINT MEETING**

APPLICANT: Dunbar, Inc. and Black Hills Conference Center, Inc.

PURPOSE: To Create the Tatanka Tract with Highway Frontage.

GENERAL LOCATION: 100 Tatanka Drive

LEGAL DESCRIPTION: Tatanka Tract and Dunbar Tract A of Tatanka Subdivision, City of Deadwood, and Access and Utility Easements. Formerly Lot 1 and the Dunbar Tract of Tatanka Subdivision; Tract 1 and Tract 4 of M.S. 848, and Part of Government Lots 10, 11, and 14, All Located in the NW1/4 of Section 13 and the NE1/4 of Section 14, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed.

ZONE: CH – Commercial Highway District

STAFF FINDINGS:

Surrounding Zoning:

North: PF Park Forest
South: CH Commercial Highway
East: Lawrence County
West: PF Park Forest

Surrounding Land Uses

Forest Vacant Land
Resort / The Lodge
Forest Vacant Land
Highway / Forest

SUMMARY OF REQUEST

The Final Plat of the Dunbar Inc. and Black Hills Conference Center Inc. property and the plan of easements have been submitted to allow for the Tatanka Tract to have highway frontage and provide public access to Tatanka Tract. The property is located at the far North end of Deadwood on Highway 85. The property is accessed using Tatanka Drive, a private road.

FACTUAL INFORMATION

1. The property is currently zoned CH – Commercial Highway District
2. Dunbar Tract A is comprised of 70.04 Acres+
3. Tatanka Tract is comprised of 35.11 Acres+

4. The subject property is located within an area designated "Tourist Service" by the City of Deadwood's Comprehensive plan of 2001. This area is intended to contain uses that primarily support the Deadwood tourist industry..
5. The entire property is outside of the floodway, the 100 year flood zone, and the 500 year flood zone.
6. Public and Private facilities are available to serve the property.
7. The area is currently being used for the "Tatanka: Story of the Bison", Charter Bus parking, and vacant land.

STAFF DISCUSSION

The property involved in this plat has potential for future development and the creation of the new lots in this plat will allow for better use of the property. The two lots created in this plat are conforming to Section 17.40.040 of the City of Deadwood Code of Ordinances, Area and Bulk requirements for Commercial Highway Zoning.

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.
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 lots 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.

ACTION REQUIRED:

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

**PLAT OF TATANKA TRACT AND DUNBAR TRACT A
OF TATANKA SUBDIVISION, CITY OF DEADWOOD,
AND ACCESS AND UTILITY EASEMENTS
FORMERLY LOT 1 AND THE DUNBAR TRACT OF TATANKA SUBDIVISION
TRACT 1 AND TRACT 4 OF M.B. 848, AND PART OF GOVERNMENT LOTS 10, 11 AND 14,
ALL LOCATED IN THE NW 1/4 OF SECTION 13 AND THE NE 1/4 OF SECTION 14, T.9N, R.3E, B.M.,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1012.89	140.53	07°57'09"	N55°19'48"W	140.41
C2	988.84	139.97	06°22'18"	N45°04'23"W	139.81
C3	2777.12	688.87	14°08'47"	S57°42'32"E	683.03
C4	1132.00	78.78	03°59'15"	N82°48'53"W	78.77
C5	146.00	63.80	28°01'43"	S82°12'58"W	63.05
C6	160.00	127.59	42°34'09"	N72°01'48"E	123.83
C7	187.57	122.84	44°42'08"	N72°27'48"E	118.84
C8	178.20	205.85	66°09'28"	N83°11'27"E	194.90
C9	180.00	279.52	89°00'11"	N71°24'50"E	252.34
C10	110.00	130.64	66°02'51"	N34°05'31"W	123.10
C11	1112.00	323.33	18°39'33"	N76°28'43"W	322.19
C12	120.00	248.47	118°38'08"	S35°54'28"W	208.40
C13	105.00	122.40	66°47'33"	S09°59'08"W	115.59

LINE	BEARING	DISTANCE
L1	S59°24'02"E	153.95
L2	N44°49'23"W	41.39
L3	N57°56'14"W	40.04
L4	S00°13'45"E	110.35
L5	S45°12'21"E	96.95
L6	S35°42'36"W	87.31
L7	N84°46'30"W	237.88
L8	S87°16'53"W	89.24
L9	N19°10'14"E	18.54
L10	N12°37'42"E	32.04
L11	N12°37'42"E	32.04
L12	S24°07'42"E	51.50
L13	S84°46'48"E	92.05
L14	N42°18'10"E	144.04
L15	S23°24'38"E	48.19
L16	S43°22'55"W	51.57

OWNERS/DEVELOPERS:
DUNBAR, INC.
PO BOX 472
DEADWOOD, SD 57732

BLACK HILLS CONFERENCE CENTER, INC.
PO BOX 472
DEADWOOD, SD 57732

- NOTES:**
1. TOTAL AREA PLATTED THIS PLAT: 89.41 ACRES±.
2. BASIS OF BEARING IS DEADWOOD COORDINATE SYSTEM.
3. LOT 8488 PLATTED IN DOC# 79-277.
4. TRACT 1 OF LOT 8488 PLATTED IN DOC# 89-2717.
5. EXISTING 12" R-O-W TO INCLUDE A 12" UTILITY EASEMENT CREATED THIS PLAT.
6. 8" UTILITY EASEMENTS HEREBY CREATED ON THE INSIDE OF ALL LOT AND TRACT LINES.
7. SEE SHEET 2 OF 3 FOR EASEMENTS.
8. LOT 1 AND THE DUNBAR TRACT RECORDED IN PLAT DOC#2012-852.

LEGEND:
● SET REBAR & CAP "ARLETH & ASSOC. LS 3977"
○ FOUND MONUMENT AS NOTED
===== NO-BUILD EASEMENT THIS PLAT

SHEET 1 OF 3



PREPARED BY:
ARLETH LAND SURVEYING

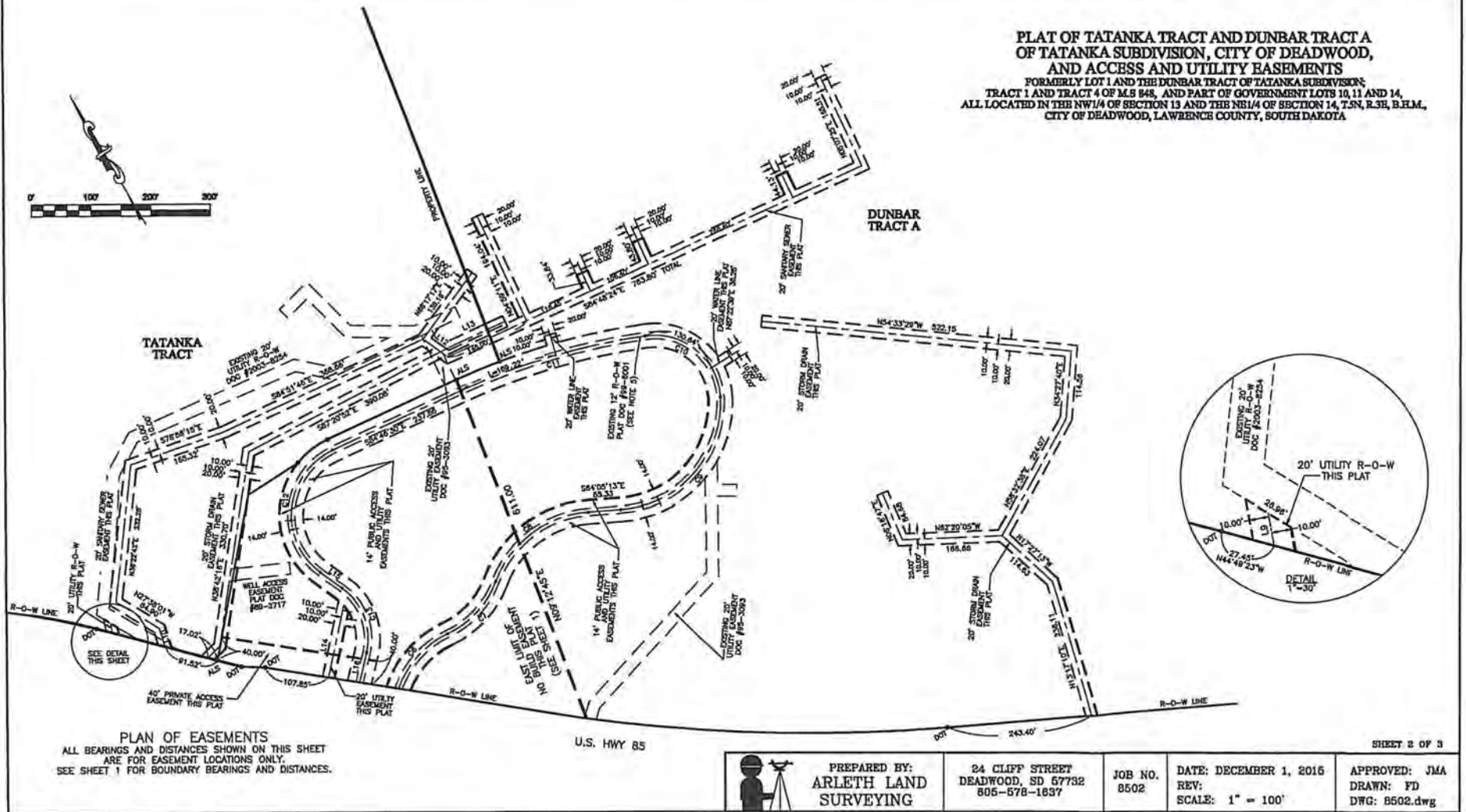
24 CLIFF STREET
DEADWOOD, SD 57732
605-578-1637

JOB NO.
8502

DATE: DECEMBER 1, 2015
REV:
SCALE: 1" = 200'

APPROVED: JMA
DRAWN: PD
DWG: 8502.dwg

PLAT OF TATANKA TRACT AND DUNBAR TRACT A
OF TATANKA SUBDIVISION, CITY OF DEADWOOD,
AND ACCESS AND UTILITY EASEMENTS
FORMERLY LOT 1 AND THE DUNBAR TRACT OF TATANKA SUBDIVISION
TRACT 1 AND TRACT 4 OF M.S. 648, AND PART OF GOVERNMENT LOTS 10, 11 AND 14,
ALL LOCATED IN THE NW1/4 OF SECTION 13 AND THE NE1/4 OF SECTION 14, T.5N, R.3E, B.1M,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



**PLAT OF TATANKA TRACT AND DUNBAR TRACT A
OF TATANKA SUBDIVISION, CITY OF DEADWOOD,
AND ACCESS AND UTILITY BASEMENTS**
FORMERLY LOT 1 AND THE DUNBAR TRACT OF TATANKA SUBDIVISION;
TRACT 1 AND TRACT 4 OF M.S. 848, AND PART OF GOVERNMENT LOTS 10, 11 AND 14,
ALL LOCATED IN THE NW1/4 OF SECTION 13 AND THE NE1/4 OF SECTION 14, T.5N, R.3E, B.1M,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, JOHN M. ARLETH, 24 CLIFF STREET, DEADWOOD, SD, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA. THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING. DATED THIS _____ DAY OF _____, 20____.

JOHN M. ARLETH, R.L.S. 3977

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I/WE, DUNBAR, INC., DO HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT I/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: _____

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I/WE, BLACK HILLS CONFERENCE CENTER, INC., DO HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT I/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: _____

CERTIFICATE OF COUNTY TREASURER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, _____ LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT _____ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID. DATED THIS _____ DAY OF _____, 20____.

LAWRENCE COUNTY TREASURER: _____

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED, ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY: _____

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

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 _____

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT. DATED THIS _____ DAY OF _____, 20____.

LAWRENCE COUNTY DIRECTOR OF
EQUALIZATION: _____

OFFICE OF THE REGISTER OF DEEDS

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M., AND
RECORDED IN DOC _____

LAWRENCE COUNTY REGISTER OF
DEEDS: _____

SHEET 3 OF 3

	PREPARED BY: ARLETH LAND SURVEYING	24 CLIFF STREET DEADWOOD, SD 57732 806-678-1637	JOB NO. 8502	DATE: DECEMBER 1, 2015 REV: SCALE: 1" = 100'	APPROVED: JMA DRAWN: FD DWG: 8502.dwg
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**STAFF REPORT
PLANNING AND ZONING
DECEMBER 16, 2015 JOINT MEETING**

APPLICANT: Blue Sky Gaming Inc.
555 Main Street
Deadwood, SD 57732

PURPOSE: Create Lot for Existing Structure, Transfer Property, Create Access

GENERAL LOCATION: Williams Street

LEGAL DESCRIPTION: Lots A, B & C of Probate Lot 227 and an Access Easement Across School Lot 66 Located in the SW1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed.

ZONE: C1 – Commercial District

STAFF FINDINGS:

Surrounding Zoning:

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

Surrounding Land Uses:

Vacant Land
Hotel/Gaming/Retail
Hotel/Gaming/Retail
Residential Structures

SUMMARY OF REQUEST

The Final Plat for Lots A, B and C has been submitted to create a lot for an existing structure and for transfer purposes. Access easements will also be created with this plat.

FACTUAL INFORMATION

1. The property is currently zoned C1 – Commercial District
2. Lot A, is comprised of 0.36 Acres \pm .
Lot B, is comprised of 0.17 Acres \pm .
Lot C, is comprised of 0.13 Acres \pm .

4. The subject property is located within a moderate-density residential district.
5. The property is not located within a flood zone or flood hazard zone.
6. Public facilities are available to serve the property in regards to water, power, and communications. The owner will have to resolve some wastewater issues as plans for the dwelling unit begin.
7. The area is currently characterized by open space, residential and commercial structures.

STAFF DISCUSSION

The subject property currently has a very neglected residential structure on proposed lot B which the current owner intends on transferring the ownership to a new owner. A complete restoration is planned for the structure. The lots meet the area and bulk requirements for square footage.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

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

227 Williams Street Plat Map Exhibit



