

**CITY OF LEAD COMPREHENSIVE PLAN COMMISSION
MEETING MINUTES
January 17, 2024**

CALL TO ORDER: Chair called the meeting to order at 11:05 am

PRESENT: Commission Members: Gordon Phillips, Robin Lucero, and Pam Hamilton. Quorum established. Also Present: Kailey Snider, Black Hills Council of Local Governments. Levi Wilson, guest.

MINUTES: Call to approve minutes from December 2023 meeting. Approved by unanimous consent.

OLD BUSINESS:

- Continued discussion of the new Comprehensive Plan led by Kailey Snider, focusing on the Land Use Map.
- Proposed land use categories: residential, commercial, industrial, mixed use, civic, school, parks and rec, parking, and open space.
- Levi Wilson (Planning and Zoning) provided an analysis of Lead land value, attached.
- Julianne will likely facilitate next month in Kailey's absence; discussion will continue.

OTHER BUSINESS:

- None

ANNOUNCED NEXT MEETING (February 15, 2024, 11:00 am at City Hall)

ADJOURNMENT

Motion for adjournment (m/Hamilton s/Lucero) – Meeting adjourned at 12:19 pm.

Respectfully Submitted,

Pam Hamilton, Secretary

City of Lead
Comprehensive Plan Commission

Gordon D. Phillips, Chairman

SUBURB RESIDENTIAL

PARCEL ID	Address	Assesment Value	Lot Sq ft	Acres	Value/Acre	# of Businesses	Businesses/Acre	# of Housing Units	Units/Acre
31425-00500-017-00	323 MOUNTAIN VIEW DR	\$367,500.00	21,780	0.5	\$735,000.00	0	0	1	2
31425-00500-018-00	325 MOUNTAIN VIEW DR	\$336,690.00	21,780	0.5	\$673,380.00	0	0	1	2
31425-00500-015-00	364 GRIER AVE	\$563,310.00	39,204	0.9	\$625,900.00	0	0	1	1.11
31425-00200-011-10	312 MOUNTAIN VIEW DR	\$627,660.00	48,352	1.11	\$565,454.78	0	0	1	0.9
31425-00500-012-00	370 GRIER AVE	\$434,460.00	34,848	0.8	\$543,075.00	0	0	1	1.25
31425-00200-012-00	314 MOUNTAIN VIEW DR	\$466,760.00	40,380	0.927	\$503,518.22	0	0	1	1.08
31425-00200-015-00	330 MOUNTAIN VIEW DR	\$460,770.00	43,560	1	\$460,770.00	0	0	1	1
31425-00200-027-00	336 MOUNTAIN VIEW DR	\$537,830.00	52,272	1.2	\$448,191.67	0	0	1	0.83
31425-00200-008-00	303 MOUNTAIN VIEW DR	\$512,190.00	64,295	1.476	\$347,009.82	0	0	1	0.68
31425-00200-002-00	231 MOUNTAIN VIEW DR	\$305,990.00	39,204	0.9	\$339,988.89	0	0	1	1.11
31425-00200-014-00	324 MOUNTAIN VIEW DR	\$284,780.00	47,916	1.1	\$258,890.91	0	0	1	0.91
31425-00500-014-00	366 GRIER AVE	\$362,790.00	61,289	1.407	\$257,846.15	0	0	1	0.71
31425-00200-007-00	237 MOUNTAIN VIEW DR	\$268,600.00	52,272	1.2	\$223,833.33	0	0	1	0.83
AVERAGE		\$425,333.08	43,627	1.0015	\$460,219.90	0	0	1	1.11
DIFFERENCE FROM TRADITIONAL		357.37%	783.93%	783.93%	41.25%	#DIV/0!	#DIV/0!	94.12%	11.16%
DIFFERENCE FROM MODERN TRAD.		393.89%	767.79%	767.79%	47.98%	#DIV/0!	#DIV/0!	100.00%	11.99%
DIFFERENCE FROM SCENIC		231.56%	611.56%	611.56%	40.63%	#DIV/0!	#DIV/0!	100.00%	17.92%

TRADITIONAL RESIDENTIAL

PARCEL ID	Address	Assesment Value	Lot Sq ft	Acres	Value/Acre	# of Businesses	Businesses/Acre	# of Housing Units	Units/Acre
31510-04000-050-00	739 MINERS AVE	\$111,330.00	1,394	0.032	\$3,478,862.84	0	0	1	31.25
31510-04000-010-00	723 MINERS AVE	\$173,630.00	3,900	0.0895	\$1,939,313.54	0	0	1	11.17
31510-04000-040-00	738 RAILROAD AVE	\$191,920.00	5,000	0.1148	\$1,672,007.04	0	0	1	8.71
31510-04000-100-00	816 MINERS AVE	\$134,160.00	3,720	0.0854	\$1,570,970.32	0	0	1	11.71
31510-04000-090-00	814 MINERS AVE	\$127,910.00	4,606	0.1057	\$1,209,674.25	0	0	1	9.46
31510-04000-030-00	730 RAILROAD AVE	\$225,000.00	10,000	0.2296	\$980,100.00	0	0	2	8.71
31810-00600-040-10	708 RAILROAD AVE	\$107,470.00	4,896	0.1124	\$956,166.91	0	0	1	8.9
31510-04000-020-00	724 RAILROAD AVE	\$103,160.00	4,800	0.1102	\$936,177.00	0	0	1	9.08
31810-00600-020-00	701 MINERS AVE	\$82,520.00	4,443	0.102	\$809,041.46	0	0	1	9.8
31510-04000-060-00	802 MINERS AVE	\$138,800.00	7,500	0.1722	\$806,150.40	0	0	1	5.81
31510-04000-120-00	820 MINERS AVE	\$94,900.00	5,456	0.1253	\$757,669.35	0	0	1	7.98
31810-00600-080-00	716 RAILROAD AVE	\$84,220.00	4,966	0.114	\$738,748.13	0	0	1	8.77
31810-01000-030-50	113 DURANGO ST	\$136,900.00	9,598	0.2203	\$621,313.19	0	0	1	4.54
31810-00600-080-10	717 MINERS AVE	\$59,010.00	4,530	0.104	\$567,433.91	0	0	1	9.62
31810-00600-060-00	710 RAILROAD AVE	\$88,270.00	9,234	0.212	\$416,400.39	0	0	1	4.72
31510-04000-070-10	806 MINERS AVE	\$45,070.00	5,000	0.1148	\$392,649.84	0	0	1	8.71
AVERAGE		\$119,016.88	5,565	0.1278	\$1,115,792.41	0	0	1.0625	9.93
DIFFERENCE FROM SUBURB		27.98%	12.76%	12.76%	242.45%	#DIV/0!	#DIV/0!	106.25%	895.76%
DIFFERENCE FROM MODERN TRAD		110.22%	97.94%	97.94%	116.33%	#DIV/0!	#DIV/0!	106.25%	107.42%
DIFFERENCE FROM SCENIC		64.79%	78.01%	78.01%	98.51%	#DIV/0!	#DIV/0!	106.25%	160.53%

MODERN TRADITIONAL RESIDENTIAL

PARCEL ID	Address	Assesment Value	Lot Sq ft	Acres	Value/Acre	# of Businesses	Businesses/Acre	# of Housing Units	Units/Acre
31180-00400-120-00	37 1ST ST	\$123,450.00	2,000	0.0459	\$2,688,741.00	0	0	1	21.78
31180-00400-100-00	33 1ST ST	\$208,420.00	6,000	0.1377	\$1,513,129.20	0	0	1	7.26
31180-00400-130-00	45 1ST ST	\$114,940.00	4,000	0.0918	\$1,251,696.60	0	0	1	10.89
31180-00500-070-00	23 2ND ST	\$166,890.00	6,000	0.1377	\$1,211,621.40	0	0	1	7.26
31180-00400-010-00	104 CHICAGO AVE	\$109,070.00	3,950	0.0907	\$1,202,807.39	0	0	1	11.03
31180-00400-110-00	37 2ND ST	\$51,840.00	2,000	0.0459	\$1,129,075.20	0	0	1	21.78
31180-00400-040-00	13 1ST ST	\$113,640.00	6,000	0.1377	\$825,026.40	0	0	1	7.26
31180-00500-090-00	27 2ND ST	\$109,320.00	6,000	0.1377	\$793,663.20	0	0	1	7.26
31180-00400-030-00	31180-00400-030-00	\$106,310.00	6,000	0.1377	\$771,810.60	0	0	1	7.26
31180-00500-050-00	17 2ND ST	\$97,960.00	6,000	0.1377	\$711,189.60	0	0	1	7.26
31180-00500-040-00	11 2ND ST	\$106,380.00	7,000	0.1607	\$661,987.54	0	0	1	6.22
31180-00400-140-00	49 1ST ST	\$54,840.00	4,000	0.0918	\$597,207.60	0	0	1	10.89
31180-00400-160-00	53 1ST ST	\$102,740.00	8,000	0.1837	\$559,419.30	0	0	1	5.45
31180-00500-020-00	204 CHICAGO AVE	\$98,480.00	7,950	0.1825	\$539,596.08	0	0	1	5.48
31180-00400-180-00	50 2ND ST	\$83,190.00	8,000	0.1837	\$452,969.55	0	0	1	5.45
31180-00400-060-00	19 1ST ST	\$80,260.00	8,015	0.184	\$436,197.83	0	0	1	5.43
AVERAGE		\$107,983.13	5,682	0.1304	\$959,133.66	0	0	1	9.25

DIFFERENCE FROM TRADITIONAL	90.73%	102.10%	102.10%	85.96%	#DIV/0!	#DIV/0!	94.12%	93.09%
DIFFERENCE FROM SUBURB	25.39%	13.02%	13.02%	208.41%	#DIV/0!	#DIV/0!	100.00%	833.90%
DIFFERENCE FROM SCENIC	58.79%	79.65%	79.65%	84.68%	#DIV/0!	#DIV/0!	100.00%	149.44%

SCENIC RESIDENTIAL

PARCEL ID	Address	Assesment Value	Lot Sq ft	Acres	Value/Acre	# of Businesses	Businesses/Acre	# of Housing Units	Units/Acre
31660-00100-010-00	402 SUNSET RD	\$248,290.00	7,140	0.1639	\$1,514,777.65	0	0	1	6.1
31660-00100-030-00	406 SUNSET RD	\$189,510.00	6,300	0.1446	\$1,310,326.29	0	0	1	6.91
31660-00100-120-00	409 SUNSET RD	\$206,850.00	6,900	0.1584	\$1,305,853.04	0	0	1	6.31
31660-00100-140-00	405 SUNSET RD	\$194,050.00	6,600	0.1515	\$1,280,730.00	0	0	1	6.6
31660-00100-150-00	403 SUNSET RD	\$171,580.00	6,300	0.1446	\$1,186,353.14	0	0	1	6.91
31660-00100-050-00	410 SUNSET RD	\$162,170.00	6,300	0.1446	\$1,121,289.71	0	0	1	6.91
31660-00100-130-00	407 SUNSET RD	\$165,970.00	6,600	0.1515	\$1,095,402.00	0	0	1	6.6
31660-00100-020-00	404 SUNSET RD	\$164,720.00	6,600	0.1515	\$1,087,152.00	0	0	1	6.6
31660-00100-060-00	412 SUNSET RD	\$187,610.00	7,600	0.1745	\$1,075,301.53	0	0	1	5.73
31660-00100-090-00	415 SUNSET RD*	\$206,420.00	8,500	0.1951	\$1,057,841.79	0	0	1	5.12
31660-00100-100-00	413 SUNSET RD*	\$154,150.00	6,500	0.1492	\$1,033,042.15	0	0	1	6.7
31660-00100-110-00	411 SUNSET RD	\$167,320.00	7,171	0.1646	\$1,016,379.75	0	0	1	6.07
31660-00100-080-00	414 SUNSET RD*	\$180,200.00	8,500	0.1951	\$923,472.00	0	0	1	5.12
31660-00100-160-00	401 SUNSET RD	\$172,730.00	8,861	0.2034	\$849,127.50	0	0	1	4.92
AVERAGE		\$183,683.57	7,134	0.1638	\$1,132,646.33	0	0	1	6.19

DIFFERENCE FROM SUBURB	43.19%	16.35%	16.35%	246.11%	#DIV/0!	#DIV/0!	100.00%	558.01%
DIFFERENCE FROM TRADITIONAL	154.33%	128.18%	128.18%	101.51%	#DIV/0!	#DIV/0!	94.12%	62.29%
DIFFERENCE FROM MODERN TRAD	170.10%	125.55%	125.55%	118.09%	#DIV/0!	#DIV/0!	100.00%	66.92%

MANSION RESIDENTIAL

PARCEL ID	Address	Assesment Value	Lot Sq ft	Acres	Value/Acre	# of Businesses	Businesses/Acre	# of Housing Units	Units/Acre	
31930-01444-000-10	108 FAIRVIEW AVE	\$570,830.00	78,364	1.799	\$317,305.84	0	0	1	0.56	Homestake Mansion
31510-00200-020-20	105 PAUL ST	\$448,760.00	6,500	0.1492	\$3,007,382.40	0	0	1	6.7	Cotton House
31510-00200-020-30	109 PAUL ST	\$185,100.00	4,048	0.0929	\$1,991,836.96	0	0	1	10.76	
31510-00500-080-10	11 GLENDALE DR	\$349,720.00	21,475	0.493	\$709,373.84	0	0	1	2.03	Glover House
AVERAGE		\$388,602.50	27,597	0.6335	\$1,506,474.76	0	0	1	5.01	

HYPOTHETICAL 50 HOUSING UNIT DEVELOPMENT

PARCEL ID	Address	Assesment Value	Lot Sq ft	Acres	Value/Acre	# of Businesses	Businesses/Acre	# of Housing Units	Units/Acre	
SUBURB		\$425,333.08	39,282	45.0892	\$471,657.03	0	0	50	1.11	
TRADITIONAL		\$119,016.88	4,385	5.0336	\$1,182,222.86	0	0	50	9.93	
MODERN TRADITIONAL		\$107,983.13	4,711	5.4071	\$998,538.59	0	0	50	9.25	
SCENIC		\$183,683.57	7,040	8.0804	\$1,136,603.24	0	0	50	6.19	

MODERN COMMERCIAL

Property Name	Address	Assesment Value	Lot Sq ft	Acres	Value/Acre	# of Businesses	Business/Acre	# of Housing Units	Units/Acre	
Roundhouse Liqour	133 GLENDALE DR	\$382,180.00	7,700	0.1768	\$2,162,046.86	1	5.66	0	0	
Hampton Inn	900 MINERS AVE	\$2,803,660.00	94,525	2.17	\$1,292,011.95	1	0.46	0	0	
Dakotamart Gas	103 GLENDALE DR	\$308,280.00	16,553	0.38	\$811,253.36	1	2.63	0	0	
Lotus Up	95 E MAIN ST	\$428,570.00	24,829	0.57	\$751,883.25	1	1.75	0	0	
Lynns/Ace	145 GLENDALE DR	\$3,095,210.00	197,762	4.54	\$681,765.70	3	0.66	0	0	
Laundromat	508 W MAIN ST	\$71,060.00	5,200	0.1194	\$595,264.15	1	8.38	0	0	
First National Bank	197 GLENDALE DR	\$431,430.00	33,541	0.77	\$560,302.04	1	1.3	0	0	
Subway	161 W MAIN ST	\$318,190.00	26,559	0.6097	\$521,870.42	3	4.92	0	0	
Yates Hair Shaft & Salon	305 E MAIN ST	\$102,400.00	8,581	0.197	\$519,816.34	3	15.23	0	0	
Exxon Gas Station	514 W MAIN ST	\$107,320.00	9,870	0.2266	\$473,643.28	1	4.41	0	0	
Surveyor/Salon	332 W MAIN ST	\$89,900.00	9,555	0.2194	\$409,842.39	2	9.12	0	0	
Vistor Center	160 W MAIN ST	\$104,950.00	36,634	0.841	\$124,791.78	1	1.19	0	0	2021 Assesment
AVERAGE		\$686,929.17	39,276	0.9016	\$742,040.96	1.58	4.64	0	0	
COMPARISON TO TRADITIONAL		155.09%	592.87%	592.87%	28.79%	83.56%	34.90%	0.00%	0.00%	

TRADITIONAL COMMERCIAL

Property Name	Address	Assesment Value	Lot Sq ft	Acres	Value/Acre	# of Businesses	Business/Acre	# of Housing Units	Units/Acre	
Opera House	309 W MAIN ST	\$2,713,930.00	13,460	0.309	\$8,782,971.08	1	3.24	0	0	Combined w/ parking
The Axbow	403 W MAIN ST	\$319,380.00	2,650	0.0608	\$5,249,884.08	1	16.44	0	0	
Townhall Inn	215 W MAIN ST	\$724,420.00	6,316	0.145	\$4,996,158.20	2	13.79	0	0	
The Lofts	420 & 422 W MAIN ST	\$644,800.00	8,338	0.1914	\$3,368,612.14	2	10.45	8	41.79	
Stampmill	305 W MAIN ST	\$632,960.00	8,919	0.2048	\$3,091,348.54	2	9.77	0	0	Combined w/ Patio
TenBroek CPA	815 W MAIN ST	\$171,650.00	2,800	0.0643	\$2,670,383.57	2	31.11	0	0	
Homestake Bank	201 W MAIN ST	\$807,630.00	14,692	0.3373	\$2,394,525.10	2	5.93	0	0	

That Place	501 W MAIN ST	\$230,140.00	4,231	0.0971	\$2,369,392.20	1	10.3	0	0
Greenfield Pub	314 & 316 W MAIN ST	\$204,310.00	4,061	0.0932	\$2,191,515.29	1	10.73	0	0
Miners Tin Cup	211 W MAIN ST	\$262,460.00	5,228	0.12	\$2,186,831.98	1	8.33	0	0
Roundhouse Liqour	133 GLENDALE DR	\$382,180.00	7,700	0.1768	\$2,162,046.86	1	5.66	0	0
Miners and Merchants	300 W MAIN ST	\$212,700.00	5,100	0.1171	\$1,816,708.24	2	17.08	0	0
The Mother Lode	425 W MAIN ST	\$341,850.00	8,997	0.2065	\$1,655,105.70	5	24.21	10	48.42
Dakota Plains Auctions	809 W MAIN ST	\$218,160.00	6,836	0.1569	\$1,390,147.69	1	6.37	0	0
Bobs Silver Star	320 & 322 W MAIN ST	\$90,040.00	3,171	0.0728	\$1,236,878.71	1	13.74	0	0
Aspire Boutique	170 W MAIN ST	\$105,080.00	4,253	0.0976	\$1,076,248.48	1	10.24	0	0
Rustic Nook	310 - 318 W MAIN ST	\$207,890.00	9,670	0.222	\$936,472.43	8	36.04	0	0
Shivers Brewing	717 W MAIN ST	\$69,720.00	3,707	0.0851	\$819,261.72	1	11.75	0	0
John Kosel Attorneys	203 W MAIN ST	\$76,290.00	5,741	0.1318	\$578,852.53	1	7.59	0	0
AVERAGE		\$442,925.79	6,625	0.1521	\$2,577,544.45	1.89	13.3	0.95	4.75
COMPARISON TO MODERN		64.48%	16.87%	16.87%	347.36%	119.67%	286.55%	#DIV/0!	#DIV/0!