



Planning & Development Division
Planning & Economic Development Department

Room 160
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 Duluth, Minnesota 55802

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 planning@duluthmn.gov

File Number	PLIUP-2410-0013		Contact	Jason Mozol, jmozol@duluthmn.gov	
Type	Interim Use Permit – Vacation Dwelling Unit		Planning Commission Date		November 6, 2024
Deadline for Action	Application Date		October 16, 2024	60 Days	December 15, 2024
	Date Extension Letter Mailed		October 18, 2024	120 Days	February 13, 2025
Location of Subject	1131 Denney Dr				
Applicant	Kate Hage		Contact		
Agent			Contact		
Legal Description	010-2790-04760				
Site Visit Date	October 26, 2024		Sign Notice Date		October 22, 2024
Neighbor Letter Date	October 18, 2024		Number of Letters Sent		28

Proposal

The applicant proposes use of 4-bedroom, single-family home as a vacation rental property.

Recommended Action: Staff recommends that Planning Commission approve the interim use permit.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Traditional Neighborhood
North	R-1	Residential	Traditional Neighborhood
South	R-1	Residential	Traditional Neighborhood
East	R-1	Residential	Traditional Neighborhood
West	R-1	Residential	Traditional Neighborhood

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the R-1 zone district.

UDC Section 50-20.3. Use-Specific Standards. Lists all standards specific to vacation dwelling units.

UDC Sec. 50-37.10.E . . . the commission shall only approve an interim use permit, or approve it with conditions, if it determines that: 1. A time limit is needed to protect the public health, safety and welfare from potential longer term impacts of the requested use in that location; 2. The applicant agrees to sign a development agreement with the city.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #8 - Encourage mix of activities, uses, and densities.

A short-term rental allows property owners to generate income and provides a service for tourists.

Econ. Dev. Policy #3 - Build on Existing Economic Strengths & Competitive Advantages

- **S9:** Encourage expansion of the city’s tourism economy through efforts to expand in areas of current activity, such as in Canal Park, but also through marketing and investment in destination neighborhoods and iconic tourism experiences unique to Duluth.

Future Land Use – Traditional Neighborhood: Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home businesses. Parks and open space areas are scattered through or adjacent to the neighborhood. Includes many of Duluth’s older neighborhoods, infill projects, neighborhood extensions, and new traditional neighborhood areas.

History: The subject property, 1131 Denney Dr, was built in 1979. The existing structure is a 4-bedroom, single-family home with a 2-car, attached garage.

Review and Discussion Items:

Staff finds that:

- 1) Applicants’ property is located at 1131 Denney Drive. The entire single-family home will be rented. There are 4 bedrooms, which allow for a maximum of 9 guests.
- 2) The minimum rental period will be two nights.
- 3) Four off-street parking spaces and two garage stalls will be provided.
- 4) The applicant has indicated they will not allow motorhomes or trailers.
- 5) The site plan indicates outdoor amenities will include a front yard deck.
- 6) The properties to the north and east are screened by existing trees and shrubs. The property owner to the west has provided a signed letter waiving the need for screening.
- 7) Permit holders must designate a managing agent or local contact who resides within 25 miles of the City and who has authority to act for the owner in responding 24 hours a day to complaints from neighbors or the City. Permit holder must provide the contact information for the managing agent or local contact to all property owners within 100 feet of the property boundary. The applicant has listed Kristie Essen to serve as the managing agent.
- 8) A time limit on this Interim Use Permit (“IUP”) is needed to minimize negative impacts to surrounding residential uses thereby causing damage to the public’s health, safety and welfare. Section 50-20.3.U.7 states the IUP shall expire upon change in ownership of the property or in six years, whichever occurs first.
- 9) Applicant must comply with Vacation Dwelling Unit Regulations, including providing information to guests on city rules and regulations.
- 10) There are currently 157 licensed vacation dwelling units in the city, with 74 of those in form districts; the remaining 83 are subject to the cap of 90.
- 11) 17 residents of neighboring properties expressed opposition due to potential neighborhood impacts, see attached. No City or agency comments were received.
- 12) The permit will lapse if no activity takes place within 1 year of approval.

Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission approve the permit subject to the following conditions:

- 1) The applicant shall adhere to the terms and conditions listed in the Interim Use Permit.
- 2) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission review; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.

1133 DENNEY DR

Natural Vegetative Privacy Screen

DULUTH

WOOD AVE

1131 DENNEY DR

**PARKING, plus
2 car garage**

Denney Dr

1119 DENNEY DR

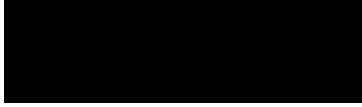


October 16, 2024

To Whom it My Concern at the City of Duluth:

We do not wish to have a fence installed on the property line that borders 1131 Denney Drive and 1119 Denney Drive.

Thank you,




1119 Denney Drive

We the undersigned owners and residents of homes on Denney Drive and Skyline Parkway wish to respectfully submit formal opposition to the Proposed Interim Use Permit (PLIUP-2410-0013) for a Vacation Dwelling Unit requested by Kate Hage for her property at 1131 Denney Drive. This property is currently licensed as a single family rental. According to State Statute, written notice was sent only to property owners within 350 feet of the project location but the proposal is important to and would affect all Denney Drive property owners.

Ms. Hage and her family own two long-term rental properties on Denney Drive at numbers 1111 and 1131. There is also an Accessory Home Share (AHS) owned by Jeffery Denney at 1112 Denney Drive. With only 16 homes on Denney Drive, that brings the total rental properties to 18.75 percent of our family-oriented, dead end street. It is our belief that transitioning one of Ms. Hage's long-term rental properties to a short-term Vacation Dwelling Unit (VDU), where the owner does not reside, would change the nature of our neighborhood and potentially reduce our property values. Moreover, another short-term rental property would not help with our city's deepening housing crisis.

Ms. Hage has indicated that 1111 Denney is currently leased through December 31, 2024. New long-term tenants will be renting the property from from January 1, 2025 to October 31, 2025, with an option to extend past that time. The current long-term lease at 1131 Denney Drive, the property at issue, expires on December 31, 2024. We are not opposed to the long-term rental of these properties, nor to short-term rentals where the owner permanently resides at the unit and is present during the rental period (AHS). However, we have significant concerns about the impacts of a Vacation Dwelling Unit (short-term rental) including increased traffic to our quiet street, as well as the potential for increased nuisance concerns associated with VDU rentals and short-term tenants who are not, and do not intend to become part of our small community.

 Chris & Jeanne Carro

10/28/2024

1025 E Skyline Pkwy

We the undersigned owners and residents of homes on Denney Drive and Skyline Parkway wish to respectfully submit formal opposition to the Proposed Interim Use Permit (PLIUP-2410-0013) for a Vacation Dwelling Unit requested by Kate Hage for her property at 1131 Denney Drive. This property is currently licensed as a single family rental. According to State Statute, written notice was sent only to property owners within 350 feet of the project location but the proposal is important to and would affect all Denney Drive property owners.

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Kate Drennich Kate Drennich 10-27-24 1119 Denney Dr.
Signature, printed name, date, address

Tyler Scherer Tyler Scherer 10-27-24 1214 Denney Dr.
Signature, printed name, date, address

Karen Christy Karen Christy 27 Oct 2024 1412 Denney Dr.
Signature, printed name, date, address

Brian Groh Brian Groh 27 Oct 2024 1412 Denney Dr.
Signature, printed name, date, address

David Arvola David Arvola 10-27-2024 1314 Denney Drive
Signature, printed name, date, address

Judith Arnold Judith Arnold 1314 Denney Dr. 10/27/24
Signature, printed name, date, address

Scott Vestergaard Scott Vestergaard 1228 Denney Dr. 10/27/24
Signature, printed name, date, address

Jack Curtis Jack Curtis 1133 Denney Dr. 10/27/24
Signature, printed name, date, address

Catherine G. Long Catherine G. Long 2151 Denney Dr.
Signature, printed name, date, address

Michelle Robb Michelle Robb 1130 Denney Dr 10/27/24
Signature, printed name, date, address

Brian Wesserman Brian Wesserman 1201 Denney Dr 10/28/24
Signature, printed name, date, address

Steven E Long Steven E Long 1202 Denney Drive, Duluth, MN Duluth 55805 10/29/24
Signature, printed name, date, address

Michelle Hoffmann Michelle Hoffmann 1402 Denney Drive Duluth 55805 10/29/24
Signature, printed name, date, address

Nathan Hoffmann Nathan Hoffmann 1402 Denney Dr Duluth 55805 10/29/24
Signature, printed name, date, address

Paul Dreorick Paul Dreorick 1119 Denney Dr Duluth 10/29/24
Signature, printed name, date, address

Signature, printed name, date, address

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Signature, printed name, date, address

1130 Denney Drive
Duluth MN 55805
October 30, 2024

Members of the Planning Commission:

As a 47 year owner and resident of my home on Denney Drive, I am writing to express my opposition to Kate Zlonis-Hage's request to obtain an Interim Use Permit to operate a Vacation Dwelling Unit at 1131 Denney Drive. It is my understanding that that permit would permit her to have short term rentals from 2-29 days.

The home at 1131 Denney Drive was built after my arrival on Denney Drive by Dennis and Mary Jo Leavitt who lived there many years before a work related transfer took them to Wisconsin. In the time before said home was purchased by Dr. Glen and Lori Albin, there were numerous long term renters without incident. Kate Zlonis-Hage parents later purchased the home and ownership was transferred to Kate a few years ago. For the past year or so, she has had long term renters in this home and also in her property at 1111 Denney Drive, again without incident.

Ours is a relatively small, quiet family orientated neighborhood on a dead end street with working professionals, children and a retirees. The property owned by Jeff Denney, the son of the family for whom our street was named some 45 years ago, rented to UMD students many years ago, and because of his not living in Duluth and monitoring the rental, there was significant noise, scattered debris and disturbance. This experience increases my concern for the Interim Use Permit as again the Hage family will not be living in Duluth and able to monitor the issue that may arise in a short term rental with occupants having no commitment to or concern for our neighborhood values and commitment to each other. It would essentially be operating as an AirBnB.

The Denney Family now operates an AirBnb with a permit that includes living on site - what a difference from years past. Close supervision of visitors makes a difference and their home has not had any major issues.

I wish to make clear I do not object to long term rentals, but I think it is too much to ask our neighborhood to support one long term rental property and two short term rentals, especially one without on site supervision. Our homes were purchased at significant cost for location and quality of life and our taxes represent that uniqueness.

Numerous Denney Drive residents signed a petition opposing the change in zoning not in opposition to Kate Zlonis-Hage personally or with the mindset of "not in my neighborhood" but instead to preserve our family orientated neighborhood that Kate knows well as she grew up here and experienced and benefited from it. Three rentals, be they long term or short term, alter the respect, safety and cohesion we now enjoy.

Sincerely,



Michelle Robbie