



Planning & Development Division
Planning & Economic Development Department

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File Number	PLIUP-2503-0019		Contact	Natalie Lavenstein, nlavenstein@duluthmn.gov	
Type	Interim Use Permit – Vacation Dwelling Unit		Planning Commission Date		March 27, 2025
Deadline for Action	Application Date		February 19, 2025	60 Days	April 20, 2025
	Date Extension Letter Mailed		February 28, 2025	120 Days	June 19, 2025
Location of Subject		5801 Grand Ave, Unit 2			
Applicant	Tanya and Ryan Templer		Contact	NA	
Agent	NA		Contact	NA	
Legal Description		010-4510-02350			
Site Visit Date	March 13, 2025		Sign Notice Date		March 13, 2025
Neighbor Letter Date	March 12, 2025		Number of Letters Sent		46

Proposal

This is a renewal application for PL19-096. The applicant proposes to use one apartment unit on the upper floor of an existing commercial building 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	F-3	Residential/Restaurant	Central Business Secondary
North	MU-N	Residential	Central Business Secondary
South	F-4	Commercial	Central Business Secondary
East	MU-C	Commercial	Central Business Secondary
West	F-3	Commercial	Central Business Secondary

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the F-3 zone district.

UDC Section 50-20.3.V 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 #4 – Support economic growth sectors

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 – Central Business Secondary: An area adjacent to and supporting the central business primary area or a stand-alone area providing a similar mix of destination land uses but at a lower intensity than the primary CB area.

Includes mixed regional and neighborhood retail, employment centers, public spaces, medium density residential, and public parking facilities.

History: The subject property was built in 1886. There is restaurant space on the lower level and 2 residential units on the upper level.

Review and Discussion Items:

Staff finds that:

- 1) Applicants’ property is located at 5801 Grand Ave. The proposed vacation dwelling unit contains 1 bedroom which allows for a maximum of 3 guests.
- 2) This is a renewal application for PL19-096. To the best of our knowledge there are no reported code violations or police calls regarding the subject property.
- 3) The minimum rental period will be one night.
- 4) Several off-street parking spaces will be provided in the property’s rear parking area.
- 5) The applicant has indicated they will not allow motorhomes or trailers.
- 6) The site plan indicates there are no outdoor amenities.
- 7) The adjacent residential property to the north has an existing fence screening it from the subject property, satisfying the requirements of UDC 50-20.3.V.7.
- 8) 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 holders 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 themselves to serve as the local contact.
- 9) A time limit is needed on this Interim Use Permit (“IUP”) to protect the public health, safety and welfare from potential longer-term impacts of the requested use at the location of the subject property. 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.
- 10) Applicant must comply with vacation dwelling unit regulations, including providing information to guests on city rules.
- 11) There are currently 169 licensed vacation dwelling units in the city, with 84 of those in form districts; the remaining 85 are subject to the cap of 110. The subject property is located within a form district and is not subject to the cap.
- 12) No public, agency, or City comments were received.
- 13) The permit will lapse if no activity takes place within 1 year of approval.

Staff Recommendation:

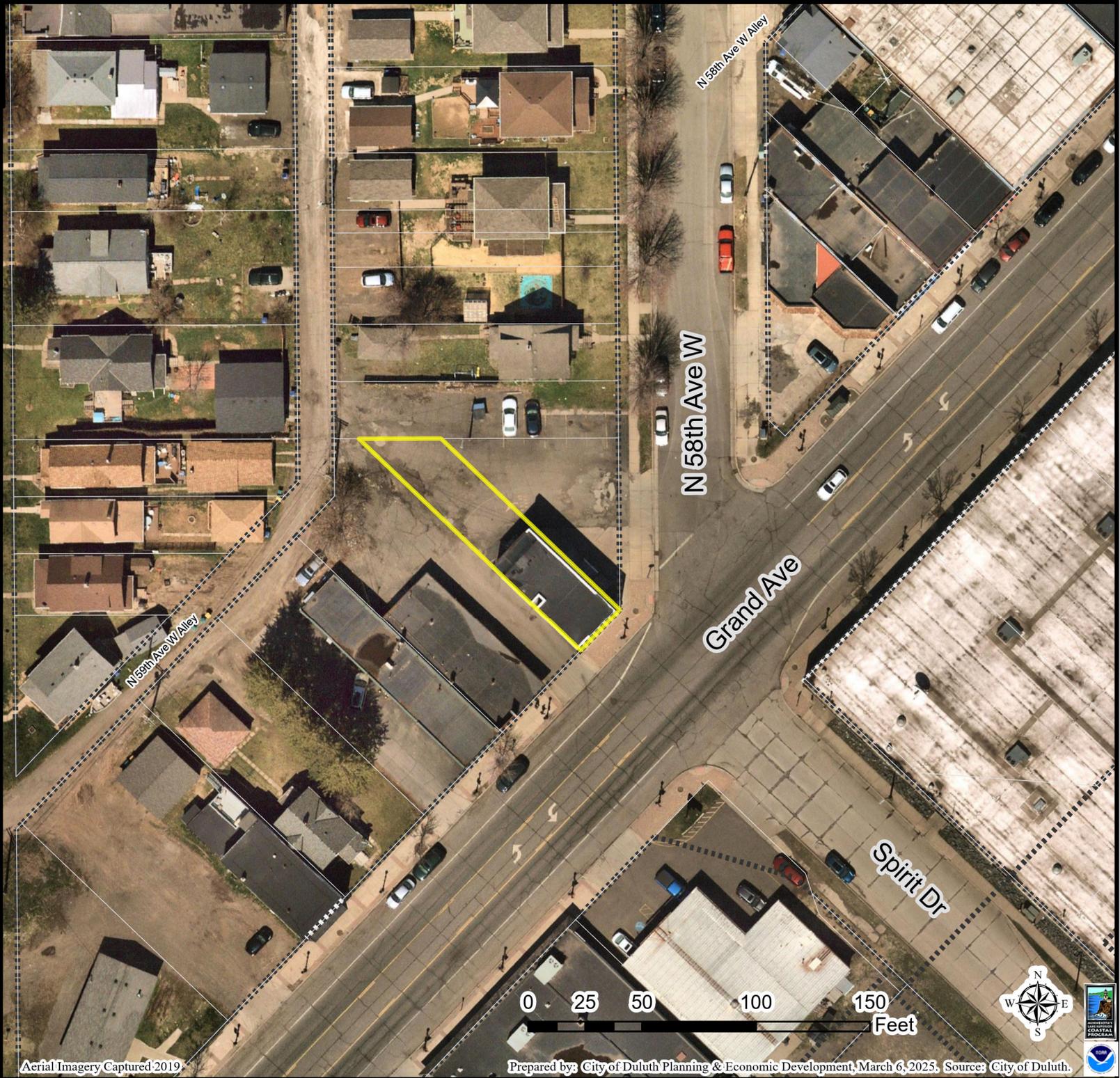
Based on the above findings, Staff recommends that Planning Commission approve the permit subject to the following conditions:

- 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.



PLIUP-2502-0003

Interim Use Permit
5801 Grand Ave



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

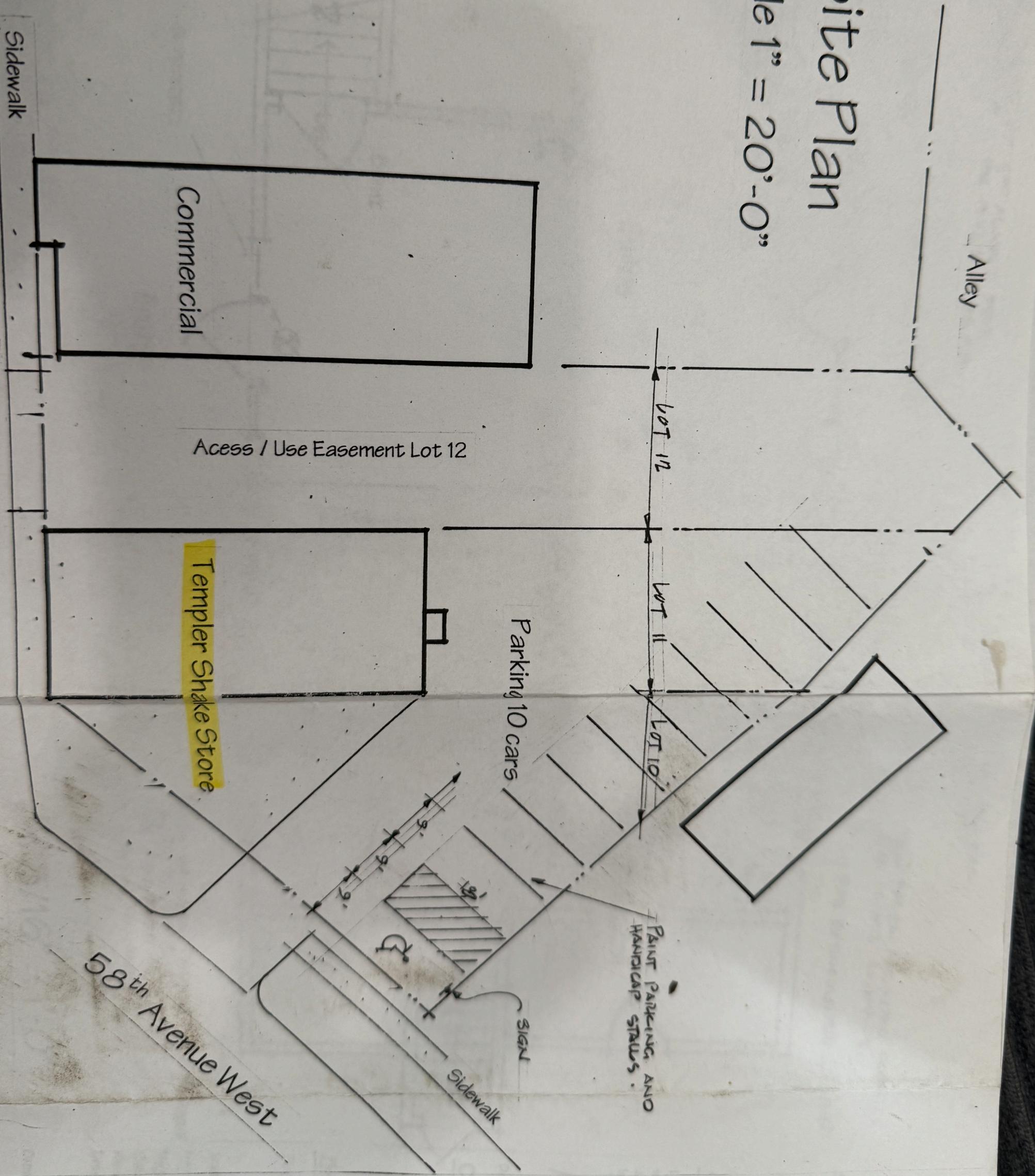
Aerial Imagery Captured 2019

Prepared by: City of Duluth Planning & Economic Development, March 6, 2025. Source: City of Duluth.



Site Plan

Scale 1" = 20'-0"



Architect

Certification

I hereby certify that this plan was prepared in accordance with the laws of the State of California.

Date: *Na*

Contractor

Drawn

Site Plan

Scale:

Project

Date:

Revised

Drawn

Drawn