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October 11, 2019

Duluth City Council
City Hall, Room 330
411 West First Street
Duluth, MN 55802

OCT 14 2019

**CITY OF DULUTH
CITY CLERK OFFICE**

Re: Letter of Appeal for Planning Commission decision on October 8, 2019, PL 19-128 Special Use Permit for a Hotel Use at 8721 West Skyline Parkway by skyline Parkway Properties LLC

Dear Councilors,

We feel that the decision made on the October 8th concerning 8721 West Skyline Parkway is in need of additional Due Process concerning procedural protocol and the interpretation of the proposed project both in terms of current zoning and the Comprehensive Plan.

Procedurally, we were left confused as to what constitutes a quorum and the process by which a tie is acted upon. Specifically only six members were present and able to vote. The result being that three members supported our effort and three against.

Additionally, prior to the meeting, in efforts that began several months ago, the Planning and Development Department indicated to us, in writing and through much collaboration that they were supporting our efforts. This support lead us to believe that further oral promotion and education regarding our plan, directed to the Planning Commission, during the meeting, but before the vote, would be redundant. In other words we did not speak because we considered the positive endorsement and recommendation of the Planning Department to be sufficient, based on previous agendas and past practices where the Commission has typically acted to support the Planning Department. The Planning Department did indeed recommend approval. This understanding was also shared by our architect, who therefore did not offer additional information other than what was previously shared with the Commission.

Finally, Adam Fulton indicated in the meeting that the motion should be considered based on current zoning. Zoning, that has yet to be proposed and currently not in existence was cited as a reason to not pass the motion.

We, Bill and Lisa Dupuis along with our architect Jake Kieper feel Due Process would be better served with the opportunity to provide additional information to more accurately represent the nature of our project and its alignment with both current zoning and the Comprehensive Plan.

Thank you for this opportunity

Bill and Lisa Dupuis, Skyline Parkway Properties LLC