



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

218-730-5580

planning@duluthmn.gov

File Number	PL 20-040	Contact	Kyle Deming, kdeming@duluthmn.gov	
Type	Concurrent Use Permit	Planning Commission Date		May 12, 2020
Deadline for Action	Application Date	April 12, 2020	60 Days	June 12, 2020
	Date Extension Letter Mailed	April 21, 2020	120 Days	August 11, 2020
Location of Subject	1012 E. Second St. (East Hillside)			
Applicant	St. Luke's Hospital	Contact	Mike Boeselager	
Agent	Erdman Company	Contact	Jim Joyce	
Legal Description	East Second Street adjacent to Lots 10 and 15, Block 40, Portland Division			
Site Visit Date		Sign Notice Date	April 27, 2020	
Neighbor Letter Date	N/A	Number of Letters Sent	N/A	

Proposal: Concurrent Use Permit for installation of a snowmelt system in the concrete driveway entrance and exit of St. Luke's Building A ambulance garage at 1012 E. Second St.

Staff Recommendation: Staff is recommending that Planning Commission recommend approval to City Council with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I	Public street and sidewalk	Institutional
North	MU-I	St. Luke's parking lot	Institutional
South	MU-I	St. Luke's Building A	Institutional
East	MU-I	St. Luke's parking lot	Institutional
West	MU-I	St. Luke's Building A	Institutional

Summary of Code Requirements:

UDC Section 50-37.7.C. The Planning Commission shall review the application, and council shall approve the application or approve it with modifications, if it determines that:

1. The proposed concurrent use will not harm or inconvenience the health, safety and general welfare of the city.
2. Not applicable (skywalks)
3. No portion of a public easement proposed for use is being physically used or occupied by the public.
4. Not applicable (parking)

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

Governing Principle #1 – Reuse previously developed lands: includes adaptive reuse of existing building stock and historic resources, as this strengthens neighborhoods.

Governing Principle #13 – Develop a healthy community – Supporting health and well-being is a priority, and investments and policies will advance and maximize health and health equity in the city through safe vehicle and pedestrian travel.

Future Land Use - Applicable to medical, university/college, public school, religious, or governmental campuses. Can include adjacent areas that support them, with related commercial and/or office uses, and residential uses in the fringe areas of the district. Relationship to institutional master plans, which should guide expansions and ancillary land uses in adjacent areas, density increasing from fringe to taller buildings in core, pedestrian-oriented design, transit facilities, and parking.

Recent History:

2019 – St. Luke’s Hospital constructed a new parking deck and ambulance garage with a helipad on the top level to serve the relocated Emergency Department in Building A (MU-I Planning Review – PL 18-158).

Review and Discussion Items

Staff finds that:

- 1.) The applicant is seeking a concurrent use permit to install a snowmelt system in two new 24-28 foot wide concrete driveways in the E. Second St. right of way.
- 2.) The system consists of a 2 inch thick layer of foam insulation under the concrete driveway pavement that contains a maze of ¾ inch diameter plastic tubing. A 50/50 mixture of glycol and water will be heated and circulated through the tubing when snow is falling in order to melt the snow. The fluid can be heated to a maximum temperature of 140 degrees to completely melt snow and ice. When no snow is falling the system is “idled” at 35 degrees.
- 3.) There are isolation valves in the manifold near the building to isolate the tubing system should it need to be modified or removed by St. Luke’s or the City.
- 4.) The applicant has been in contact with City Engineering about the specifics of the proposed snowmelt system including timing of constructing it during the upcoming rehabilitation of E. Second St. City Engineering will also coordinate with St. Luke’s about construction near an existing gas main.
- 5.) City Engineering suggested the only condition of approval be that St. Luke’s respond to Gopher One Call utility locate requests to paint the location of the system.
- 6.) The City of Duluth requires concurrent use permits to include liability insurance to indemnify the City against occurrences in the right of way. Other protections for the City and the public are typically included in the ordinance that is submitted to City Council. The ordinance will indicate the City is not responsible for removal/replacement of the applicant’s infrastructure should the City need to access the right-of-way in the permitted area.
- 7.) The presence of the snowmelt system in the driveway pavement will not take away from the public’s ability to use the right of way, nor will it harm or inconvenience the health, safety, and general welfare of the city.
- 8.) No other public, agency, or other comments have been received.

Staff Recommendation

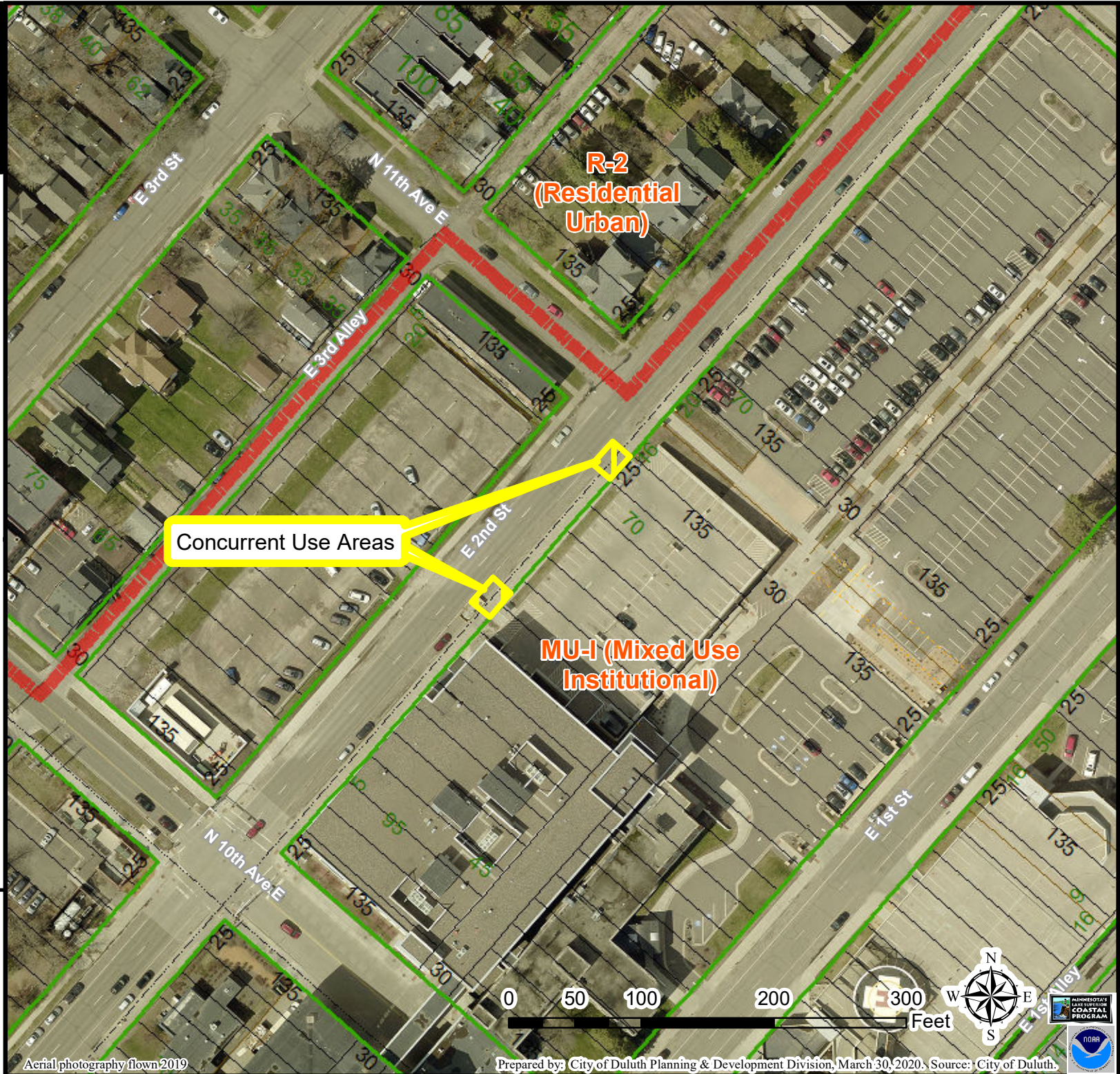
Based on the above findings, Staff recommends that Planning Commission recommend approval of the concurrent use permit with the following conditions:

- 1.) Applicant shall construct and maintain the snowmelt system as identified in the attached exhibits and in coordination with the City Engineer and City Building Official and with all required permits.
- 2.) Applicant shall provide annual proof of liability insurance to indemnify the City against any occurrences in the right of way that are due to items covered under this permit.
- 3.) Applicant shall remove the system at the applicant’s expense if directed to by the City with appropriate notice.
- 4.) The City shall not be responsible for any damage to the system caused by snow removal or work in the right-of-way.
- 5.) The applicant shall be responsible for responding to Gopher State One Calls for utility locate requests relative to the snowmelt system.
- 6.) 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 approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.



PL 20-040
 St. Luke's Hospital
 Snowmelt System
 Concurrent Use Permit

Area Map



Legend

Boundary Lines
 Subtype, ROW_TYPE

- Lot Line
- Parcel Line
- ROW (Road)
- - - ROW (Not Road)
- Subdivision Line
- Water Line
- Survey Line
- - - Municipal Boundary
- Zoning Boundaries
- Trout Stream (GPS)
- Other Stream (GPS)

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.



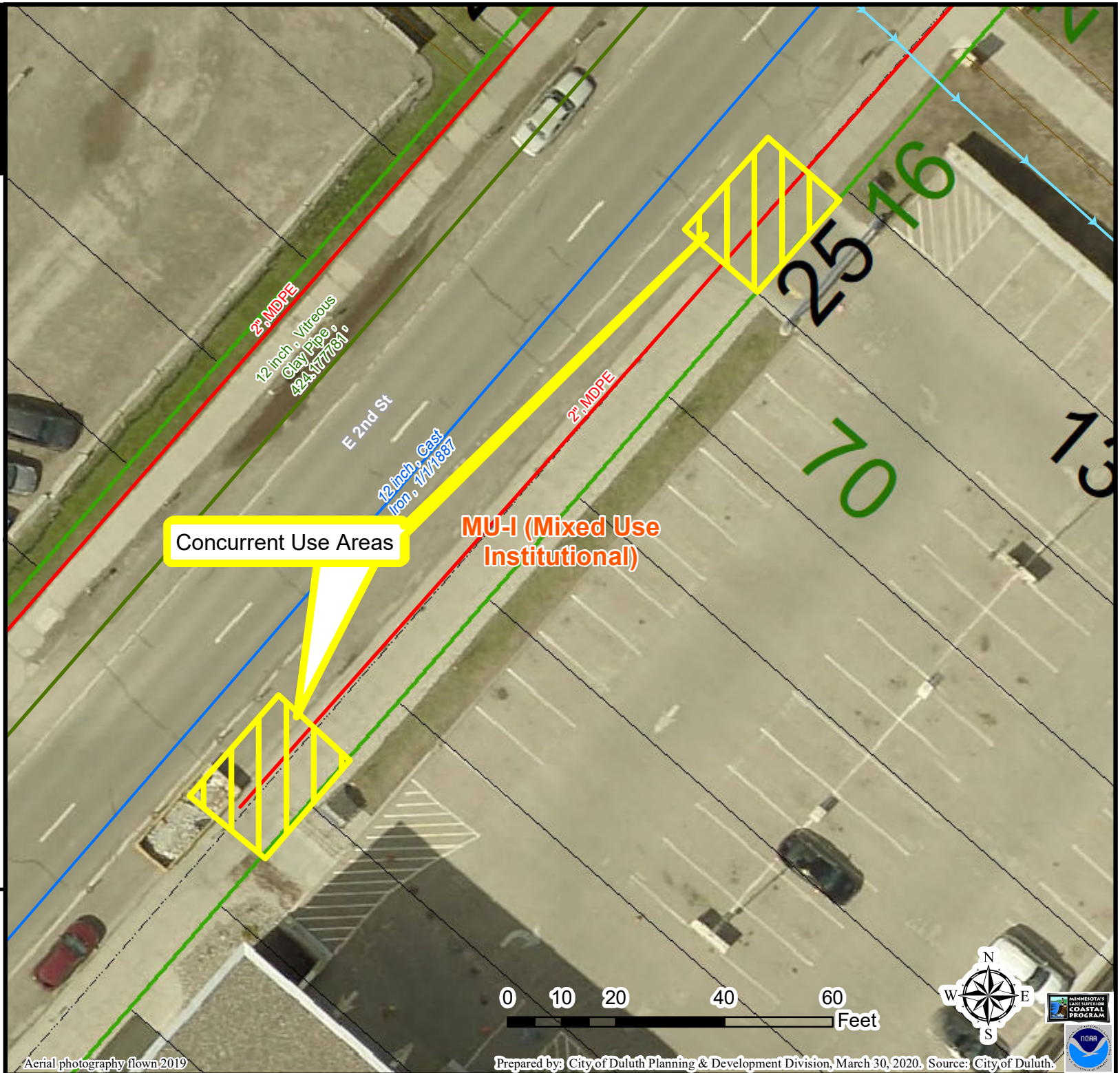


PL 20-040
St. Luke's Hospital
Snowmelt System
Concurrent Use Permit

Site Map

Legend

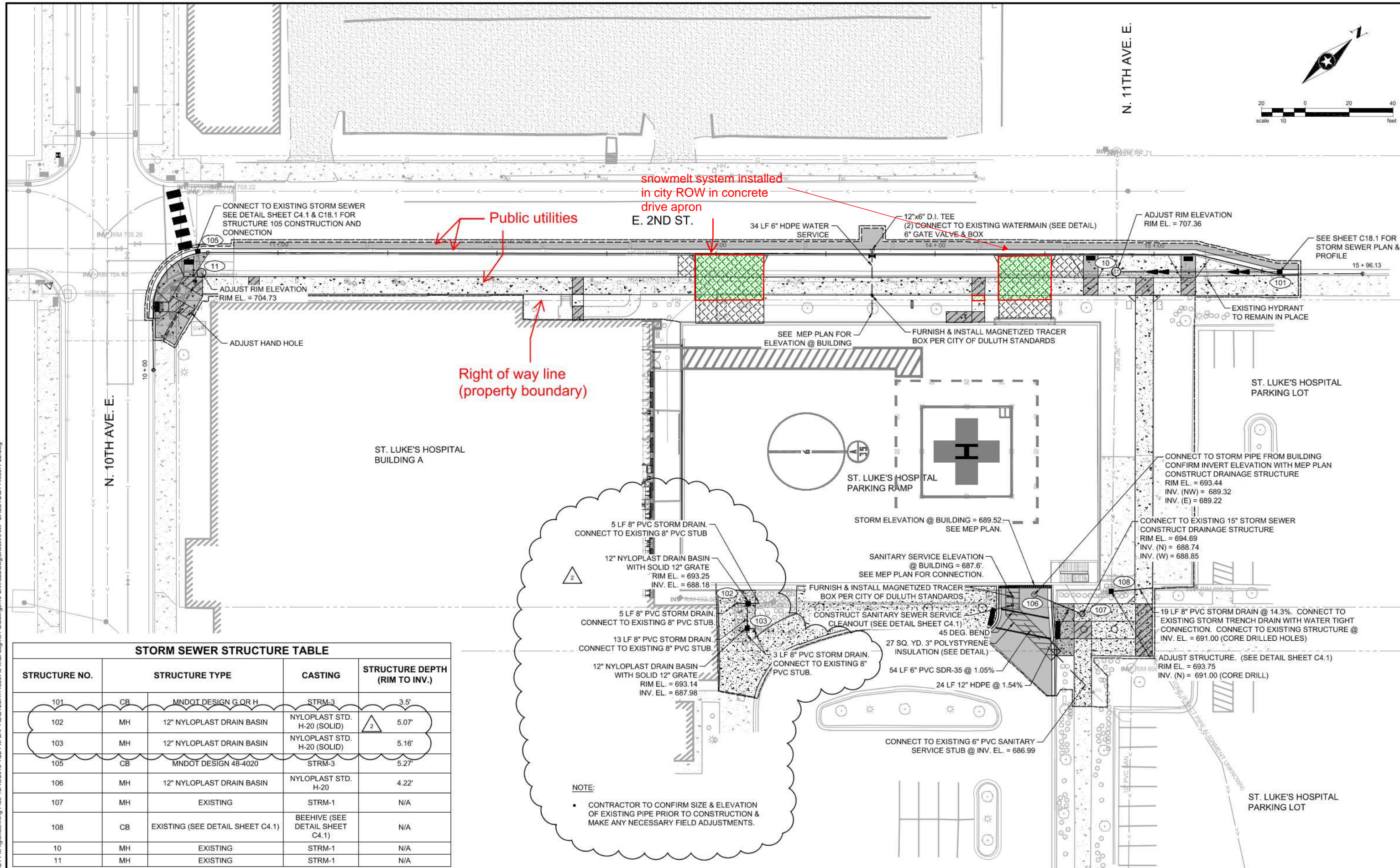
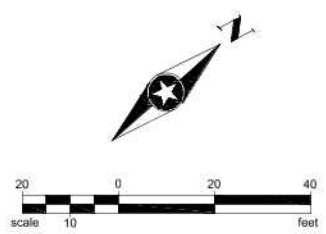
- Gas Main
- Water Main
- Hydrant
- Sanitary Sewer Mains
 - CITY OF DULUTH
 - WLSSD; PRIVATE
 - Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Storm Sewer Mains
 - Storm Sewer Pipe
 - Storm Sewer Catch Basin
- Boundary Lines
 - Subtype, ROW_TYPE
 - Lot Line
 - Parcel Line
 - ROW (Road)
 - ROW (Not Road)
 - Subdivision Line
 - Water Line
 - Survey Line
 - Municipal Boundary
 - Zoning Boundaries
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Aerial photography flown 2019

Prepared by: City of Duluth Planning & Development Division, March 30, 2020. Source: City of Duluth.



STORM SEWER STRUCTURE TABLE

STRUCTURE NO.	STRUCTURE TYPE	CASTING	STRUCTURE DEPTH (RIM TO INV.)
101	CB	MNDOT DESIGN G OR H	3.5'
102	MH	12" NYLOPLAST DRAIN BASIN	5.07'
103	MH	12" NYLOPLAST DRAIN BASIN	5.16'
105	CB	MNDOT DESIGN 48-4020	5.27'
106	MH	12" NYLOPLAST DRAIN BASIN	4.22'
107	MH	EXISTING	N/A
108	CB	EXISTING (SEE DETAIL SHEET C4.1)	N/A
10	MH	EXISTING	N/A
11	MH	EXISTING	N/A

NOTE:

- CONTRACTOR TO CONFIRM SIZE & ELEVATION OF EXISTING PIPE PRIOR TO CONSTRUCTION & MAKE ANY NECESSARY FIELD ADJUSTMENTS.

Save: 10/18/2019 1:21 PM xglendenning Plot: 10/18/2019 1:22 PM S:\PT\S\STLUH\146887\5-final-dsgn\5-1-drawings\10-Civil\cad\dwg\sheet\RAMP_SHEETS\ST146887PL2.dwg

DRAWN BY: KLG
 DESIGNER: TPY
 CHECKED BY: DRH
 DESIGN TEAM

NO.	BY	DATE	REVISIONS
2	KLK	10/17/19	STORM STRUCTURE, PIPING, & CONCRETE WALK UPDATES
1	KLK	04/05/19	CITY COMMENTS ADDRESSED

SEH
 PHONE: 218.279.3000
 418 W SUPERIOR ST
 STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 Date: 3/15/2019
 DANIEL R. HINZMANN
 Lic. No. 49874

DULUTH, MINNESOTA

**UTILITY PLAN
 ST. LUKE'S PARKING GARAGE
 WITH HELIPORT**

FILE NO. STLUH 146887
C17.1



Building a Better World
for All of Us®

Burdened Property Description:

Part of East Second Street lying between 10th Avenue East and 11th Avenue East, Duluth, Minnesota

Proposed Concurrent Use Area Description:

That part of the 66 foot wide platted Right of Way of East Second Street adjacent to Block 40, PORTLAND DIVISION, as depicted on the recorded plat thereof, Saint Louis County, Minnesota described as follows:

Concurrent Use Area 1: The southeasterly 25 feet of said East Second Street lying northeasterly of the northwesterly extension of the southwest line of Lot 10, said Block 40, and southwesterly of the northwesterly extension of the northeast line of Lot 11, said Block 40.

Concurrent Use Area 2: The southeasterly 25 feet of said East Second Street lying northeasterly of the northwesterly extension of the southwest line of Lot 15, said Block 40, and southwesterly of the northwesterly extension of the northeast line of Lot 16, said Block 40.

Containing 2,500 square feet in aggregate. Subject to restrictions, reservations, and easements of record.

CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.



Chris A. Larsen, PLS
Minnesota License No. 45848

April 15, 2020
Date



REHAU Construction LLC
 615 - 1st Ave. North east, Suite 3135
 Minneapolis, MN 55413
 Tel: (612) 253-0576
 Fax: (612) 253-6303

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PROJECT:
 St Lukes Sidewalks SIM
 Duluth, MN

CUSTOMER:
 The Jamar Company
 Duluth, MN

REFERENCE NO.:
 RCP 20/04-9319

SCALE:
 1/8" = 1'-0"

DRAWN BY:
 MBA

CHECKED BY:
 SLD

ISSUE DATES:

<input type="radio"/> 04-16-2020	ORIGINAL
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<input type="checkbox"/> 2	
<input type="checkbox"/> 3	
<input type="checkbox"/> 4	
<input type="checkbox"/> 5	

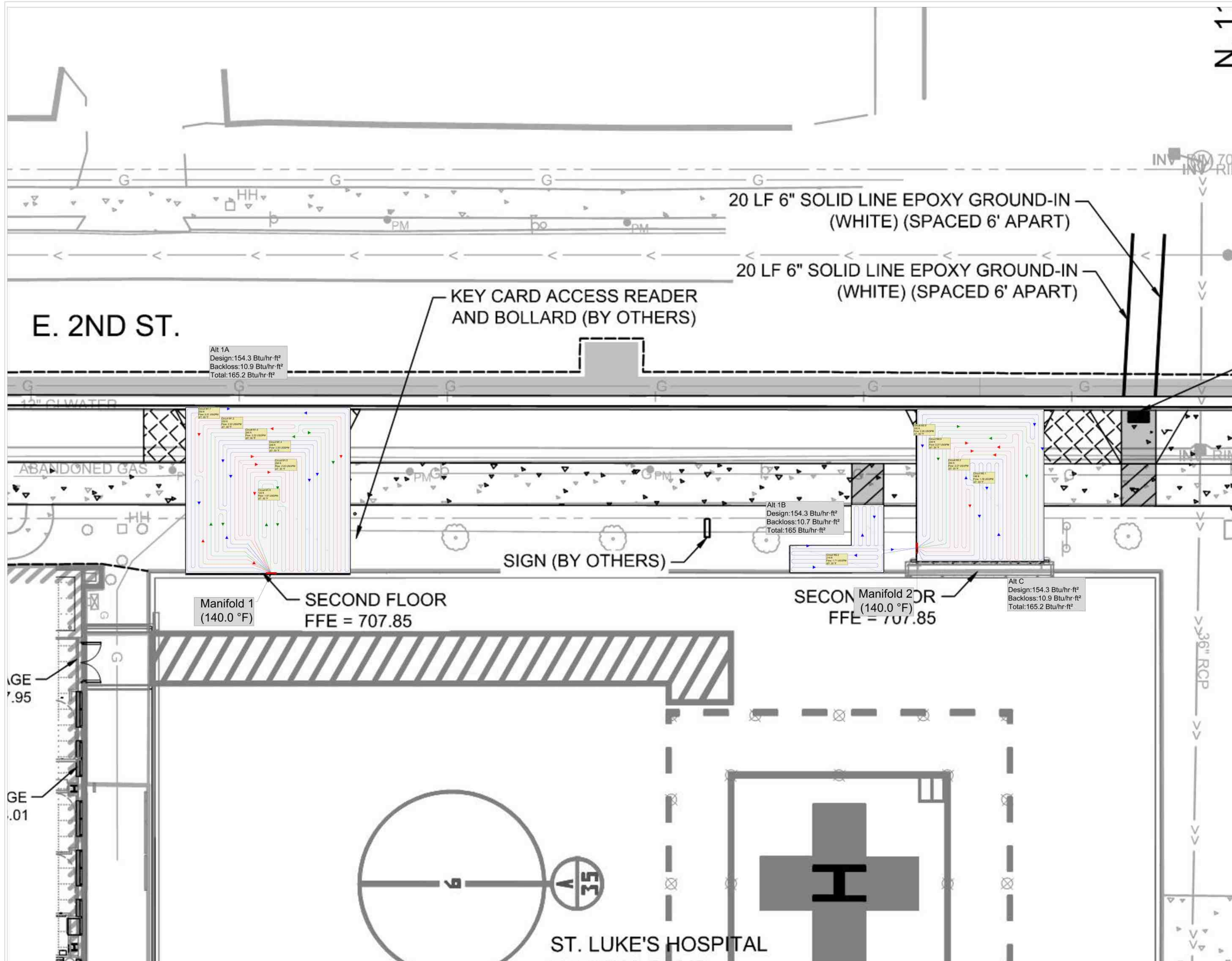
DRAWING TITLE:

SIM

DRAWING NO.:

R-2

SHEET 2 OF 3



Alt 1A
 Design: 154.3 Btu/hr-ft²
 Backloss: 10.9 Btu/hr-ft²
 Total: 165.2 Btu/hr-ft²

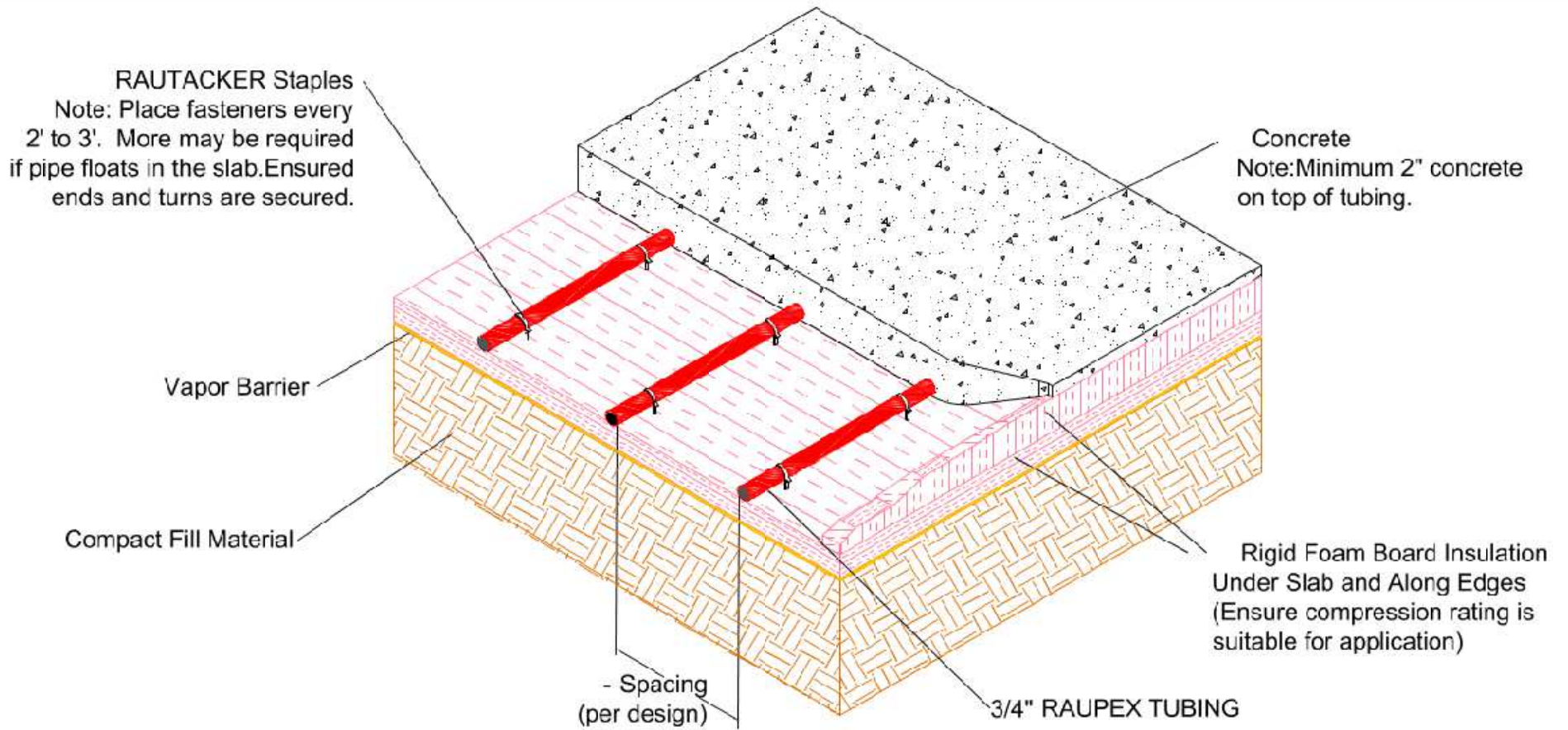
Alt 1B
 Design: 154.3 Btu/hr-ft²
 Backloss: 10.7 Btu/hr-ft²
 Total: 165 Btu/hr-ft²

Alt C
 Design: 154.3 Btu/hr-ft²
 Backloss: 10.9 Btu/hr-ft²
 Total: 165.2 Btu/hr-ft²

Manifold 1
 (140.0 °F)
 SECOND FLOOR
 FFE = 707.85

Manifold 2 OR
 (140.0 °F)
 SECON FLOOR
 FFE = 707.85

ST. LUKE'S HOSPITAL



SIM INSTALLATION-CONCRETE
RAUTACKER Staples
SIM.007