



Planning & Development Division
Planning & Economic Development Department

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Duluth, Minnesota 55802



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File Number	PLIUP-2410-0007		Contact	Natalie Lavenstein, nlavenstein@duluthmn.gov	
Type	Interim Use Permit - Vacation Dwelling Unit		Planning Commission Date		November 6, 2024
Deadline for Action	Application Date		October 2, 2024	60 Days	December 1, 2024
	Date Extension Letter Sent		October 11, 2024	120 Days	January 30, 2025
Location of Subject		9426 Congdon Blvd			
Applicant	Amanda Flowers		Contact	NA	
Agent	NA		Contact	NA	
Legal Description		PIN: 010-0300-00560			
Site Visit Date		October 29, 2024	Sign Notice Date		October 23, 2024
Neighbor Letter Date		October 18, 2024	Number of Letters Sent		11

Proposal

The applicant proposes use of a 2-bedroom home in a RR-2 district as a vacation rental property. Applicant was on the eligibility list.

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

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	RR-2	Residential	Rural Residential
North	RR-2	Undeveloped	Open Space
South	Lake Superior	Lake Superior	Lake Superior
East	RR-2	Residential	Rural Residential
West	RR-2	Undeveloped	Rural Residential

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the RR-2 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 #4- Support economic growth sectors

A short-term rental supports the tourism industry and provides a service for visitors.

Future Land Use – Rural Residential: Characterized by areas of single -family lots of at least five acres. Limited extension of municipal utilities for new development. Includes existing rural density areas with lots as small as an acre now served by municipal utilities but not planned for further subdivision.

History: The subject property, 9426 Congdon Blvd, was built in 1955.

Review and Discussion Items:

Staff finds that:

- 1) The applicant's property is located at 9426 Congdon Blvd. There are 2 bedrooms, which allow for a maximum of 6 guests.
- 2) The minimum rental period will be two nights.
- 3) Two parking spaces will be provided on the existing driveway.
- 4) The applicant has indicated they will allow motorhome or trailer parking on the driveway.
- 5) The adjoining property owner waives the requirement for a dense urban screen and indicates this in a signed letter.
- 6) 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 themselves to serve as the managing agent.
- 7) 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.
- 8) Applicant must comply with Vacation Dwelling Unit Regulations, including providing information to guests on city rules (included with staff report as "Selected City Ordinances on Parking, Parks, Pets, and Noise").
- 9) There are currently 162 licensed vacation dwelling units in the city, with 79 of those in form districts; the remaining 83 are subject to the cap of 100.
- 10) No City, public or agency comments were received.
- 11) 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-2410-0007
Interim Use Permit for
Vacation Dwelling Unit
9426 Congdon Blvd



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Aerial photography flown 2019

0 30 60 120 180 Feet

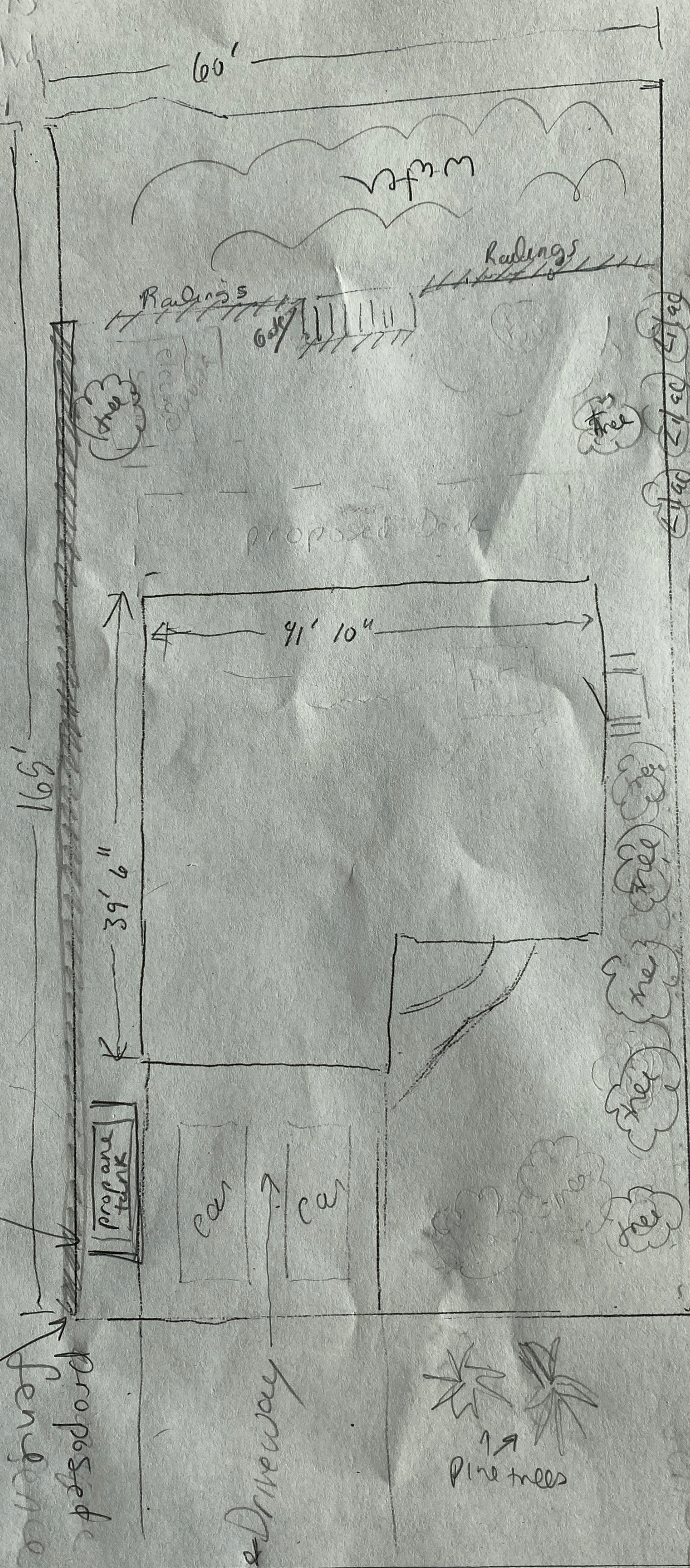


Prepared by: City of Duluth Planning & Economic Development, October 15, 2024. Source: City of Duluth

Amanda Flowers
9426 Congdon Blvd
Duluth MD 55804

Amanda Flowers
9426 Congdon Blvd
Duluth MD 55804

existing propane tank
to fence around it



Fence will be on
my property not
dick

Congdon Blvd

Joan and Clinton Little
9436 Congdon Blvd.
Duluth, MN 55804

October 5, 2024



Amanda Flowers
9416 Congdon Blvd.
Duluth, MN 55804

Dear Amanda,

This letter is to confirm that we do not want to change the shrubbery or build a fence between our home at 9436 Congdon Blvd. and your proposed interim use/short term rental permit property at 9426 Congdon Blvd. No additional barrier is needed. As your only next-door neighbors, we waive the requirement for a barrier.

You may send this letter to the appropriate officials at the City of Duluth with your interim use/short term rental application.
application.

With kind regards,



651-210-1860 and 651-329-6319
joan.arbisilittle@gmail.com
primumparum@gmail.com