



Planning & Development Division
Planning & Economic Development Department

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File Number	PLIUP-2410-0011		Contact	Chris Lee, clee@duluthmn.gov	
Type	Interim Use Permit – Vacation Dwelling Unit		Planning Commission Date		November 6, 2024
Deadline for Action	Application Date		October 14, 2024	60 Days	December 13, 2024
	Date Extension Letter Mailed		October 18, 2024	120 Days	February 11, 2025
Location of Subject	5726 Oneida St				
Applicant	Caleb Korzenowski		Contact		
Agent			Contact		
Legal Description	PIN: 010-2840-01350				
Site Visit Date	October 24, 2024		Sign Notice Date		October 23, 2024
Neighbor Letter Date	October 18, 2024		Number of Letters Sent		57

Proposal

The applicant proposes use of a 3-bedroom dwelling as a new 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	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 #4- Support economic growth sectors

A short-term rental supports the tourism industry and provides a service for visitors and contributes to the local tax base.

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, 5726 Oneida St., was built in 1891. The existing structure is a two-story house containing 3 bedrooms.

Review and Discussion Items:

Staff finds that:

- 1) Applicants’ property is located at 5726 Oneida St. The dwelling unit contains 3 bedrooms, which allow for a maximum of 7 guests.
- 2) The minimum rental period will be two nights.
- 3) Two parking spaces will be provided in the rear with additional parking available in the detached garage.
- 4) The applicant has indicated they will not allow motorhome or trailer parking.
- 5) The site plan does indicate a deck on the site plan as an outdoor amenity. The property is screened by a privacy fence in the on all sides of the rear and side yards.
- 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 Jubilee Walls 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 157 licensed vacation dwelling units in the city, with 74 of those in form districts; the remaining 83 are subject to the cap of 100.
- 10) Applicant must receive a building permit for a change of use prior to interim use permit being issued.
- 11) No City, public 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.



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 Interim Use Permit for
 Vacation Dwelling Unit
 5726 Oneida St



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Aerial photography flown 2019

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



Oneida Street

87'

140'

25'

13'

Greenhouse

Garden Beds

House

Deck

Existing Privacy Fence - (6' High)
Dense Urban Screen

Apple tree

Existing Privacy Fence - (6' High)
Dense Urban Screen

Apple tree

Apple tree

Shed

Apple tree

Garden Bed

Garage

Asphalt pad

Parking Spot 1

Parking Spot 2

33'

32'

32'

20'

14'

ALLEY

