





Planning & Development Division
Planning & Economic Development Department

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MEMORANDUM

DATE: February 7, 2024

TO: Planning Commission members

FROM: Jason Mozol, Planner I

SUBJECT: UDC Text Amendment (PL24-005) related to vacation dwelling units in the RR-1 and RR-2 Districts

The city council, in Resolution 23-0419R, requested a planning commission evaluation of Unified Development Code (UDC) regulations related to vacation dwelling units in the RR-1 and RR-2 districts. The planning commission reviewed a study conducted by staff and received public comment at meetings on October 10th and November 14th, 2023. The planning commission voted to recommend no immediate changes to the UDC.

On December 18th, city council discussed the recommendation and was in favor of further exploration on the matter due to the limited number of properties that would be affected. The city council passed a resolution requesting the planning commission conduct a public hearing on ordinance changes to the UDC to provide an exemption to the cap on vacation dwelling units for properties in the RR-1 and RR-2 districts that are within 300 ft of a MU-C district and provide recommendation to city council.

Below are proposed amendments to Section 50-20.3 U "Vacation Dwelling Unit" and Section 50-20.5 M "Accessory Vacation Dwelling Unit"

Section 50-20.3 U "Vacation Dwelling Unit"

10. Maximum Number of Accessory Vacation Dwelling Units. No more than 60 permits may be issued for either vacation dwelling units or accessory vacation dwelling units, excepting that the maximum number of permits that may be issued shall increase by 10 percent of the net increase in housing units constructed and issued certificates of occupancy in the city in the previous year, or no more than ten (10) new vacation dwelling units per year, whichever is less, provided that the total number of vacation dwelling units authorized shall not exceed 120 units. Permits for accessory vacation dwelling units within Form Districts (F1-F9) are exempt from the maximum number of permits that may be issued. Permits for accessory vacation dwelling units in RR-1 and RR-2 districts within 300 ft of a MU-C district are exempt from the maximum number of permits that may be issued.

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Section 50-20.5 M “Accessory Vacation Dwelling Unit”

14. Maximum Number of Accessory Vacation Dwelling Units. No more than 60 permits may be issued for either vacation dwelling units or accessory vacation dwelling units, excepting that the maximum number of permits that may be issued shall increase by 10 percent of the net increase in housing units constructed and issued certificates of occupancy in the city in the previous year, or no more than ten (10) new vacation dwelling units per year, whichever is less, provided that the total number of vacation dwelling units authorized shall not exceed 120 units. Permits for accessory vacation dwelling units within Form Districts (F1-F9) are exempt from the maximum number of permits that may be issued. Permits for accessory vacation dwelling units in RR-1 and RR-2 districts within 300 ft of a MU-C district are exempt from the maximum number of permits that may be issued.

Conclusion

Per Section 50.37.3 of the UDC. Planning commission may review the proposal based on the below criteria,

1. Is consistent with the comprehensive land use plan;
2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
3. Is required by public necessity, convenience, or general welfare, or good zoning practice;
4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible;

Planning commission may recommend approval, approval with modifications or denial to city council.