



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 19-173	Contact	Chris Lee, clee@duluthmn.gov	
Type	Interim Use Permit Renewal – Vacation Dwelling Unit	Planning Commission Date		January 14, 2020
Deadline for Action	Application Date	November 20, 2019	60 Days	January 19, 2020
	Date Extension Letter Mailed	December 14, 2019	120 Days	March 19, 2020
Location of Subject	1520 Minnesota Avenue			
Applicant	William Michels	Contact	wamichels@gmail.com	
Agent	Lynn Taipale	Contact		
Legal Description	PID # 010-4390-00390			
Site Visit Date	December 31, 2019	Sign Notice Date	January 1, 2020	
Neighbor Letter Date	January 4, 2020	Number of Letters Sent	28	

Proposal

Applicant is proposing a renewal of an existing interim use permit for a vacation rental. The permit is good for a 5 bedroom home with 11 occupants. The previous permit is PL 13-075 with no proposed changes to this renewal.

Staff is recommending Planning Commission recommend approval.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Single Family Dwelling	Central Business Secondary
North	R-1	Single Family Dwelling	Central Business Secondary
South	R-1	Single Family Dwelling	Institutional
East	R-1	Lake	Central Business Secondary
West	R-1	Single Family Dwelling	Central Business Secondary

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A Vacation Dwelling Unit is an Interim Use in the F-4 zone district.

UDC Sec. 50-37.10.E . . . the Council 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 . UDC Section 50-19.8. Permitted Use Table. A Vacation Dwelling Unit is an Interim Use in the F-4 Zone District.



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

Governing Principle #5 - Strengthen neighborhoods

Governing Principle #8 - Encourage mix of activities, uses, and densities

- Econ. Dev. Policy #3 - Build on Existing Economic Strengths & Competitive Advantages
S9: Encourage expansion of the city's tourism economy through efforts to expand in areas of current activity, such as in Canal Park, but also through marketing and investment in destination neighborhoods and iconic tourism experiences unique to Duluth.

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.

Current History: The property currently has two structures - both built in 1905. The primary home is 1,019 square feet and the cottage is 528 square feet. Each structure has 3 bedrooms. There is an existing interim use permit for a vacation rental issued in 2013.

Review and Discussion Items:

- 1) Applicant's property is located at 1520 Minnesota Avenue. The proposed vacation dwelling unit contains 5 bedrooms spread among 2 structures (a 2-story home and 1-story cottage), which would allow for a maximum of 11 guests.
- 2) 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 Lynn Taipale to serve as the managing agent.
- 3) The site has room for the required vehicle parking with 3 parking stalls. Campers and trailers will have parking that is off the street.
- 4) The site does have a deck and fireplace as amenities. These are screened from the neighboring properties via tall shrubs on the northwest property line.
- 5) 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.



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6) Applicant has applied for all relevant permits and licenses and these are contingent upon approval of the Interim Use Permit for a Vacation Dwelling Unit.

7) Applicant must comply with Vacation Regulations (included with staff report), including providing information to guests on city rules (included with staff report as "Selected City Ordinances on Parking, Parks, Pets, and Noise").

8) No comments from citizens, City staff, or any other entity were received regarding the application.

Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission recommend approval subject to the following:

- 1) The Interim Use Permit shall not be effective until the applicant has received all required licenses and permits for operation.
- 2) The applicant shall adhere to the terms and conditions listed in the Interim Use Permit.



Legend

- Gas Main
- Water Main
- Hydrant

Sanitary Sewer Mains

- CITY OF DULUTH
- WLSSD; PRIVATE
- Sanitary Sewer Forced Main

Storm Sewer Mains

- Storm Sewer Pipe
- Storm Sewer Catch Basin

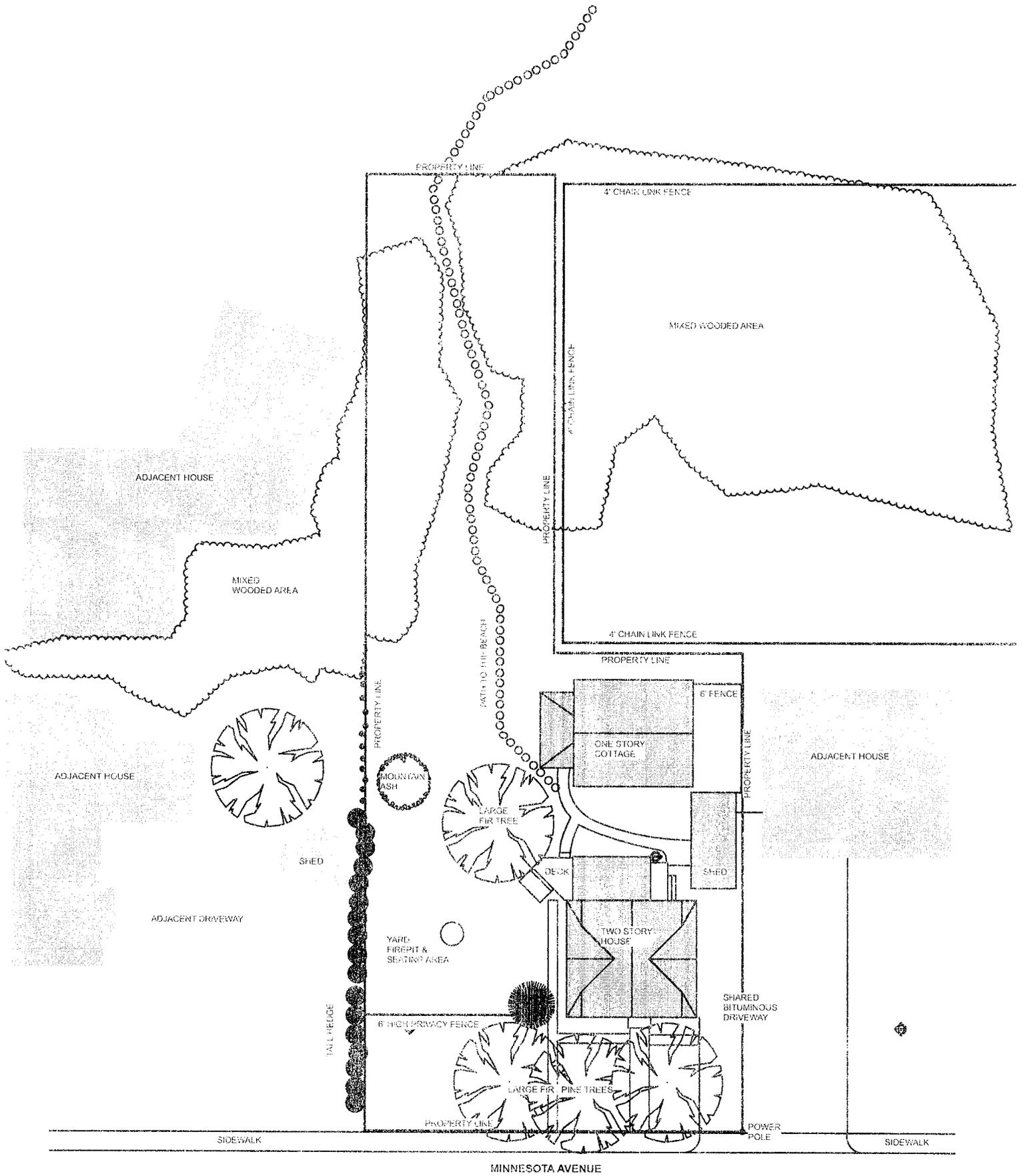
Other Symbols:

- Storage Basin
- PS Pump Station
- Zoning Boundaries

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.

Aerial photography flown 2019





Site Plan

