



Legislation Text

File #: 17-0300R, **Version:** 1

RESOLUTION GRANTING AN INTERIM USE PERMIT FOR AN ACCESSORY VACATION DWELLING UNIT AT 1505 SOUTH LAKE AVENUE (TJ AND VAL KENNEDY).

CITY PROPOSAL:

RESOLVED, that:

(a) The city council hereby grants TJ and Val Kennedy an interim use permit to operate a five-bedroom vacation dwelling unit for up to eleven guests located at 1505 South Lake Avenue and as described as:

LOTS 78 AND 80 UPPER DULUTH LAKE AVENUE; and

(b) Minnesota Statutes Section 462.3597 authorizes the city to issue an interim use permit that allows a use to exist until a specified date or until an amendment to this chapter authorizes or prohibits that use; and

(c) The city council finds that a time limit is needed to protect the public health, safety and welfare from potential longer term impacts of the requested use at this location; and

(d) The interim use permit shall remain in effect for up to six years following the effective date of this resolution, or until there is a change in ownership of the property, whichever occurs first; and

(e) Pursuant to Section 50-20.3.U and Section 50-37.10.D of the Duluth City Code, 1959, as amended, the applicant applied for an interim use permit and the application was duly referred to the city planning commission (PL 17-044); the commission gave due notice of public hearing and considered the application during a public hearing occurring on April 11, 2017; and

(f) The city planning commission, at their regular meeting on April 11, 2017, considered the application's consistency with the use specific standards for accessory vacation dwelling units and the criteria for granting interim use permits and voted to recommend approval of an interim use permit for an accessory vacation dwelling unit subject to the conditions listed below; and

FURTHER RESOLVED, that an interim use permit for the subject property, is approved subject to the following conditions:

- a) The Interim Use Permit shall not be effective until the applicant provides documentation that all required licenses and permits for operation have been granted; and
- b) The applicant must disclose to all guests, in writing, directions to the nearest legal beach access point; and

- c) The applicant must disclose to all guests, in writing, that quiet hours shall be observed between the hours of 10 p.m. and 8 a.m. and no trash may be burnt at the property in addition to any other disclosures required by the Unified Development Chapter, and

The applicant shall adhere to the terms and conditions listed in the Interim Use Permit document and provide evidence of compliance.

STATEMENT OF PURPOSE: This resolution grants to TJ and Val Kennedy an interim use permit for a five-bedroom vacation dwelling unit at 1505 South Lake Avenue. The interim use permit remains in effect for six years, or until the property changes hands, whichever occurs first.

The applicant has the fire operation permit, the tax identification numbers, the hotel/motel permit, the tourism tax permit and completed a health inspection. The applicant has designated Chelsea Davidson as the managing agent.

On April 11, 2017, the city planning commission held a public hearing on the proposal and heard testimony from citizens. The planning commission voted 8 yeas, 0 nays, and 0 abstentions, to recommend that the city council approve the interim use permit with conditions.

Request filed: March 8, 2017

Action deadline: July 6, 2017