



Planning & Economic Development Division

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Room 160 | 411 West First Street | Duluth, Minnesota 55802
www.duluthmn.gov

Staff Report for PLSUP-2603-0005

Application Information:

Application Type: Special Use Permit
Location of Subject: 8325 Knowlton Blvd
Legal Description: 010-2744-00105

Applicant: City of Cloquet
Applicant Contact: Caleb Peterson
Agent: SEH
Agent Contact: Matt Henderson

Staff Contact: Jason Mozol, jmozol@duluthmn.gov

Deadline for Action:

Application Date: March 9, 2026
Date Extension Letter Mailed: March 23, 2026
60 Days: May 8, 2026
120 Days: July 7, 2026

Site Visit Date: N/A
Sign Notice Date: March 30, 2026

Neighbor Letter Date: March 23, 2026
Number of Letters Sent: 1

Proposal:

Applicant is requesting a Special Use Permit to upgrade electrical components related to the water pump station on the site.

Recommended Action:

Staff recommends approval with conditions.

Zoning and Land Use:

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	RR-1	Utility	Open Space
North	RR-1	Open Space	Open Space
South	RR-1	Open Space	Open Space
East	RR-1	Open Space	Open Space
West	RR-1	Open Space	Open Space

Summary of Code Requirements:

Sec. 50-37.10 . Special Use Permits. Planning Commission shall approve the application or approve it with modifications, if it is determined that the application meets the following criteria:

1. The application is consistent with the Comprehensive Land Use Plan;
2. The application complies with all applicable provisions ... including any use-specific standards ..., and is consistent with any approved district plan for the area.
3. The Commission may deny any application that would result in a random pattern of development with little contiguity to existing or programmed development or would cause anticipated negative fiscal or environmental impacts.

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

Principle #3 – Support existing economic base – The paper mill in Cloquet is a significant contributor to the regional economy and this project is key to its long term, continued operation.

Future Land Use: Open Space- High natural resource or scenic value, with substantial restrictions and development limitations. Primarily public lands but limited private use is anticipated subject to use and design controls.

History: A water pump station was developed on this site in approximately 1969.

Review and Discussion Items:


Staff finds:

1. Applicant is requesting a Special Use Permit for upgrades to an existing pump station. The electrical components associated with the pump station are beyond their expected lifespan and in need of replacement.
2. The pump station has been operating as a legal, non-conforming use. The reconstruction of the electrical components initiates the need for zoning review and compliance. A pump station is allowed as a special use in the RR-1 zone district.
3. *Shoreland Overlay (50-18.1.D)*: The site is within a cold-water shoreland zone of a tributary of Knowlton Creek. A portion of the project is within the 150' structure setback. A companion application, PLVAR-2603-0007, has been submitted to allow for encroachment into this setback. To offset impacts, the applicant proposes establishing a no-mow area to improve the vegetated buffer adjacent to the tributary.
4. *Screening (50-26.1)*: The electrical components will be screened by vegetation depicted in the landscaping plan.
5. *Fencing (50-26.4)*: This fence serves a bonafide public safety purpose and is exempt from the prohibition on the use of barbed or razor wire. The proposed fencing is within a rear yard area where maximum fence heights are 8 feet. The fence height is determined by the cumulative heights of the fencing material and barbed or razor wire.
6. *Special Use Permit Criteria (50-37.10)*: While this project is not consistent with general intent of the Open Space designation by the Comprehensive Plan it fits the description of "limited private use is anticipated subject to use and design controls." Impacts are controlled by spacing and dispersing structures across the site, providing forested buffers between the site and adjacent public property, and screening exterior mechanical equipment. This project will comply with all applicable provisions of Chapter 50 (conditional to approval of PLVAR-2603-0007) and will not result in negative fiscal impacts to the City or community.
7. City of Duluth Parks staff recommended that the spruce trees be replaced with a native evergreen tree to avoid unwanted reproduction of the spruce in the surrounding forest.
8. No other public, agency, or City comments were received.
9. Per UDC Section 50-37.1.N, approved special use permits lapse if the project or activity authorized by the permit has not begun within one-year.

Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission approve the Special Use Permit with the following conditions:

1. The project must be constructed and limited to the plans submitted with the application.
2. The proposed fencing may not exceed a height of 8'.
3. Approval of this permit is conditional to approval of PLVAR-2603-0007.
4. An updated landscaping plan must be approved by the Land Use Supervisor prior to building permit approval that



replaces the spruce trees with a native evergreen.

5. 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.

Staff Report Map for PLSUP-2603-0005:

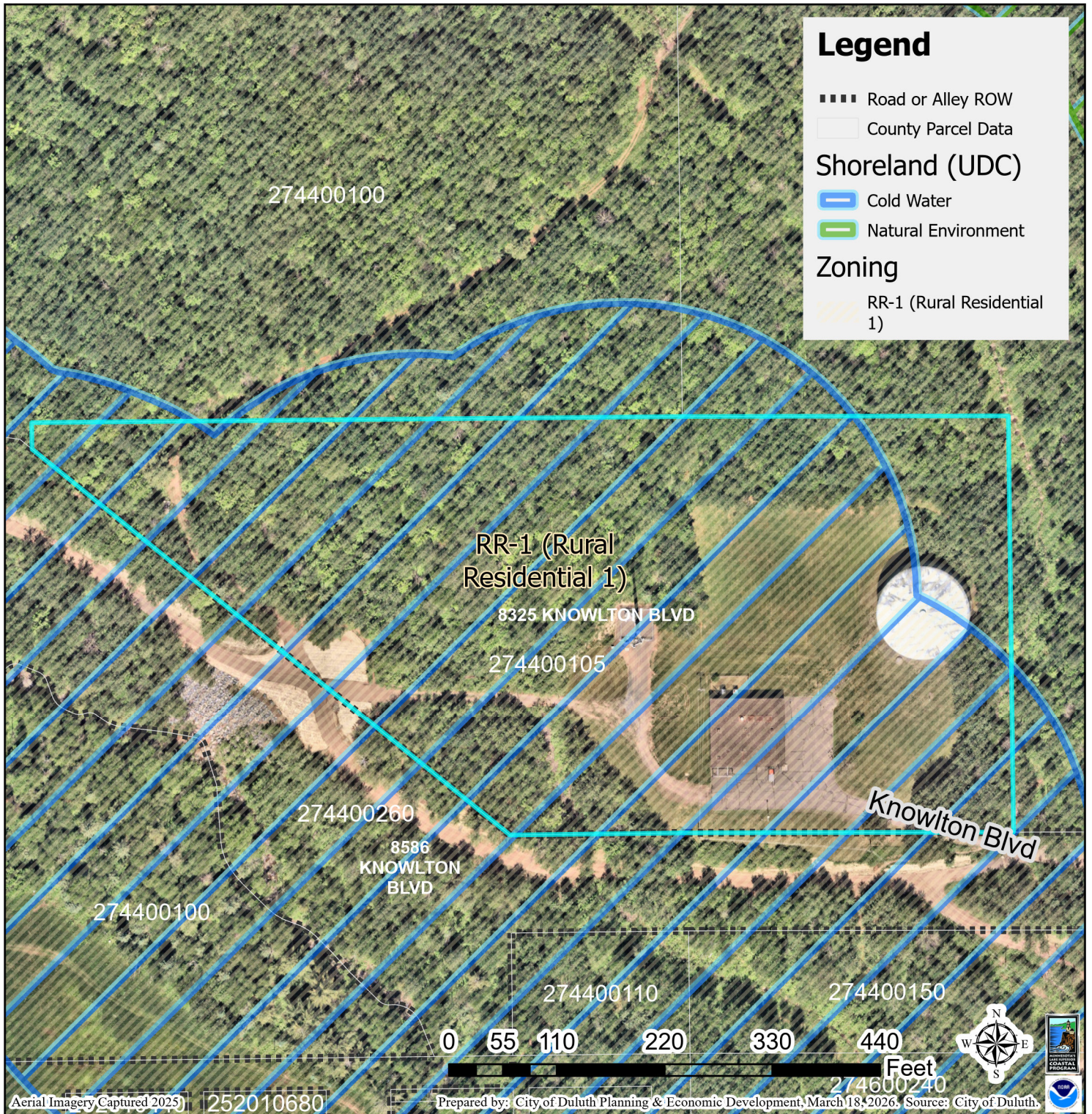

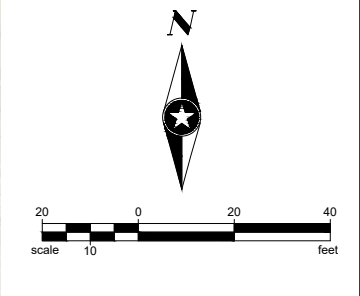


Figure 1. Aerial imagery captured in 2025, showing Parcels #010-2744-00105 outlined along the north side of Knowlton Blvd, a property shown to exist within the Cold-Water Shoreland Overlay Zone.

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.



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SEH Project	SAGPA 186212	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
Drawn By	KLG						
Designed By	MH						
Checked By	##						

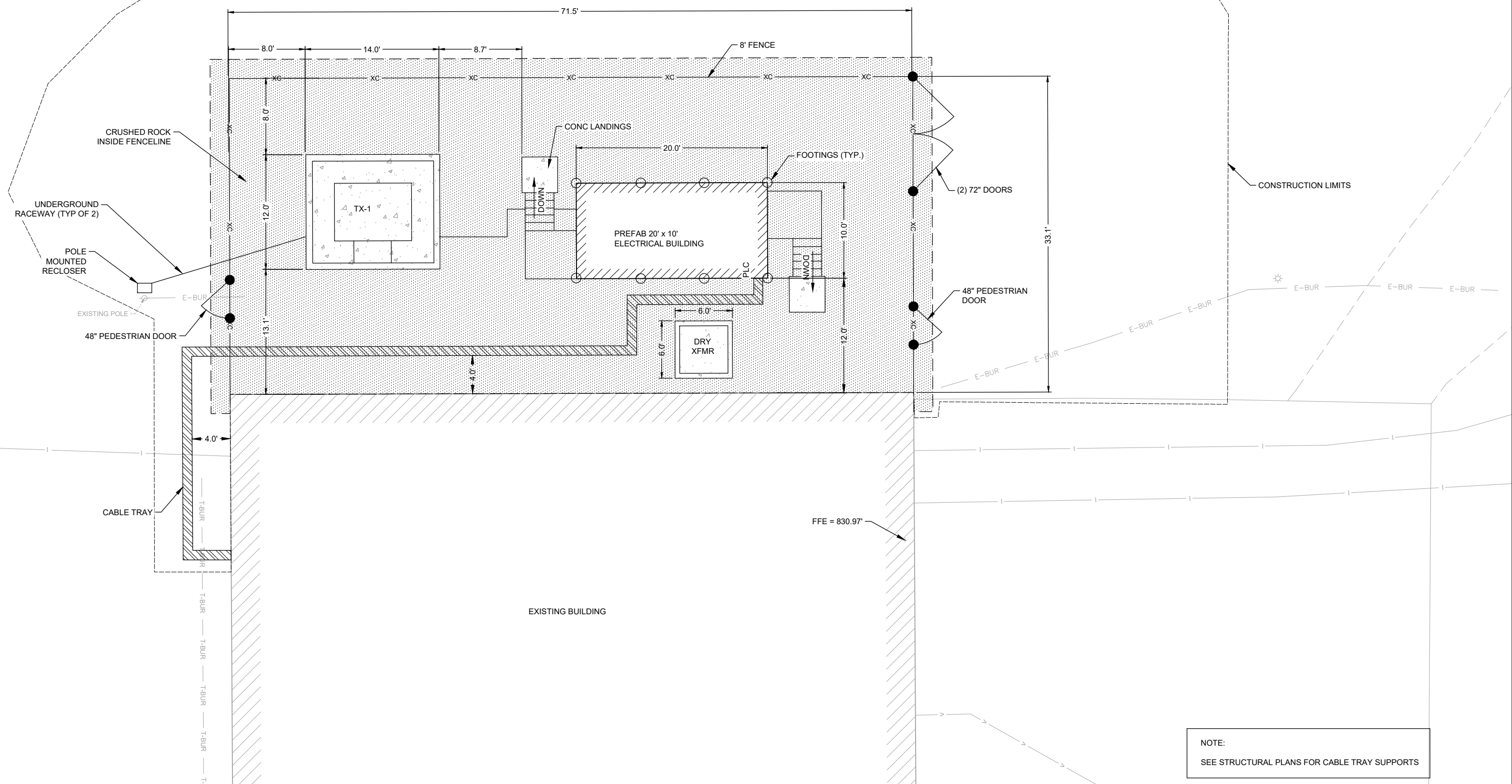
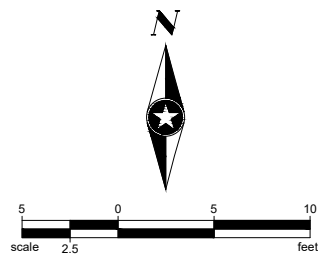
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**WATER PUMP STATION 2
IMPROVEMENTS**
DULUTH, MINNESOTA

NOTE:
SEE STRUCTURAL PLANS FOR CABLE TRAY SUPPORTS

**GENERAL LAYOUT
STATION 2**



NOTE:
SEE STRUCTURAL PLANS FOR CABLE TRAY SUPPORTS

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SEH Project SAGPA 186212
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 Designed By MH
 Checked By ##

Rev.#	Plan Revision Issue Description	Date

Rev.#	Sheet Revision Issue Description	Date



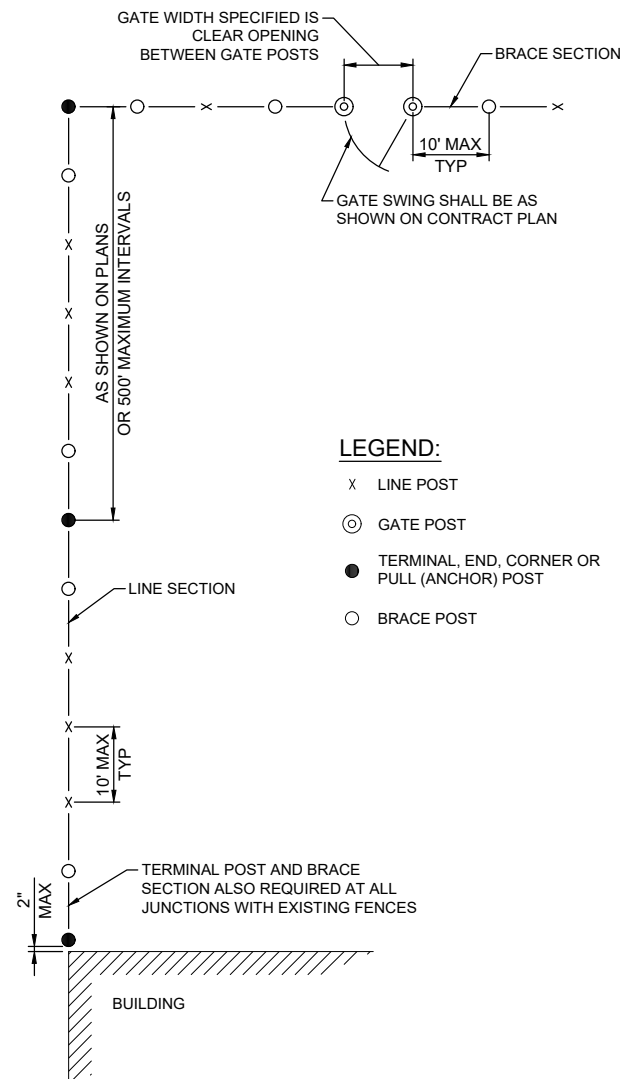
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WATER PUMP STATION 2
IMPROVEMENTS
 DULUTH, MINNESOTA

SITE LAYOUT PLAN
STATION 2

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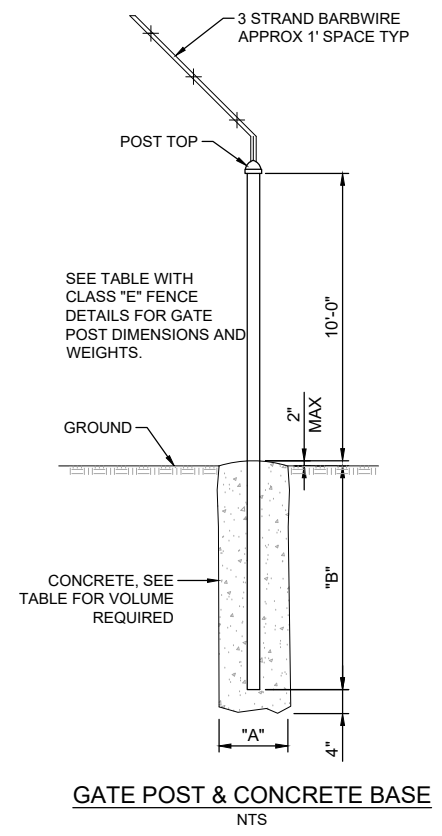


LEGEND:
 X LINE POST
 ⊙ GATE POST
 ● TERMINAL, END, CORNER OR PULL (ANCHOR) POST
 ○ BRACE POST

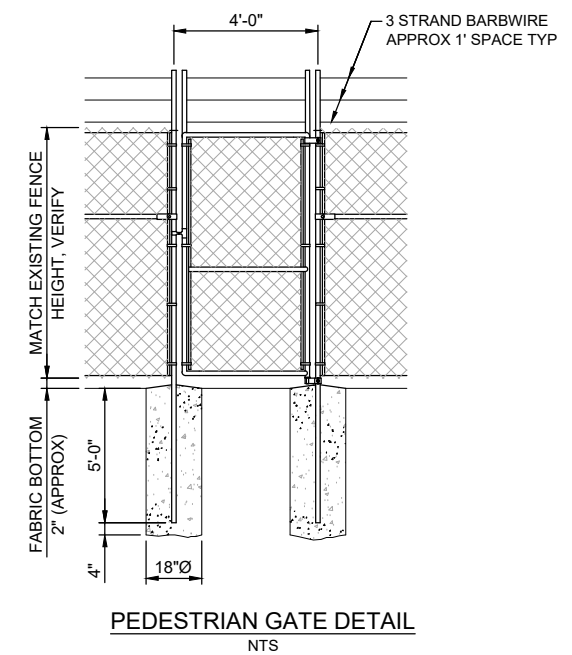
TYPICAL FENCE LAYOUT
NTS

GENERAL NOTES:

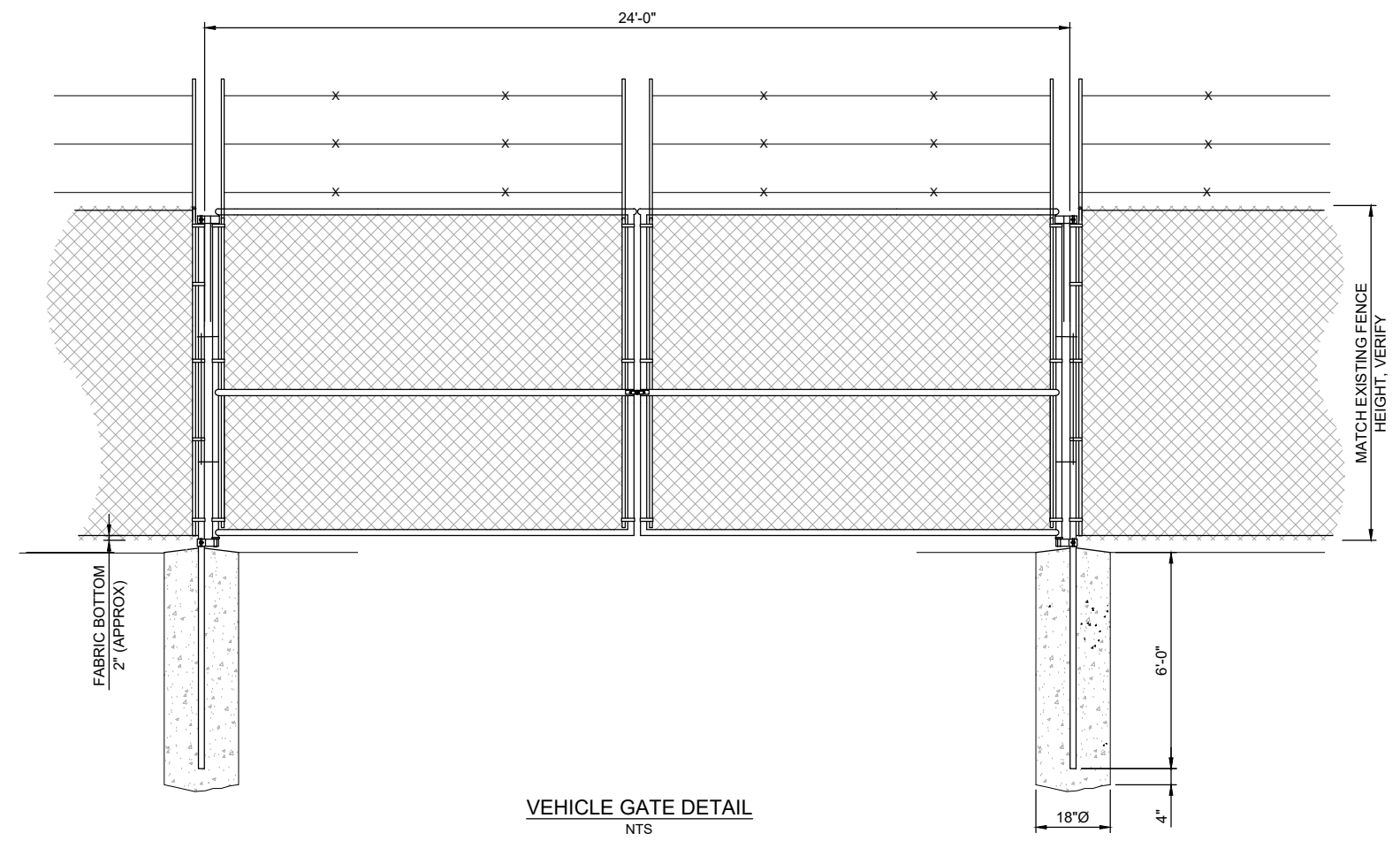
- SERVAGE RAILS & TENSION WIRES:** FENCES SHALL HAVE KNUCKLE SERVAGE AND RAILS TOP AND BOTTOM. WHEN RAILS ARE OMITTED NO 7 GAUGE WIRE OF THE SAME MATERIAL AS THE FABRIC SHALL BE PROVIDED.
- COATINGS:** ZINC COATING ON POSTS, RAILS, GATE FRAMES AND STEEL FITTINGS SHALL AVERAGE 2 OZ/SF NO INDIVIDUAL SPECIMEN SHALL HAVE LESS THAN 1.8 OZ/SF.
- GATE HINGES AND FITTINGS:** SHALL BE HEAVY PATTERN AND EASILY OPERATED BY ONE PERSON. BOTTOM HINGE SHALL BE BALL AND SOCKET, OR APPROVED EQUAL, CAPABLE OF SUPPORTING ENTIRE WEIGHT OF GATE. GATES AND FITTINGS SHALL MEET FED. SPEC. RR-F-00(9) AND INSTALLATION SHALL MEET FAA SPEC F-162.
- WELDS ON STEEL FRAMES** SHALL BE GROUND SMOOTH THOROUGHLY CLEANED AND COVERED WITH ALUMINUM OR ZINC BASE PAINT.
- SPECIFICATIONS OF WELDED GATE FRAMEWORK**
 TOP AND BOTTOM MEMBERS 2" OD PIPE
 UPRIGHT MEMBERS 2" OD PIPE
 HORIZONTAL AND DIAGONAL BRACES 1 1/2" OD PIPE



GATE POST & CONCRETE BASE
NTS



PEDESTRIAN GATE DETAIL
NTS



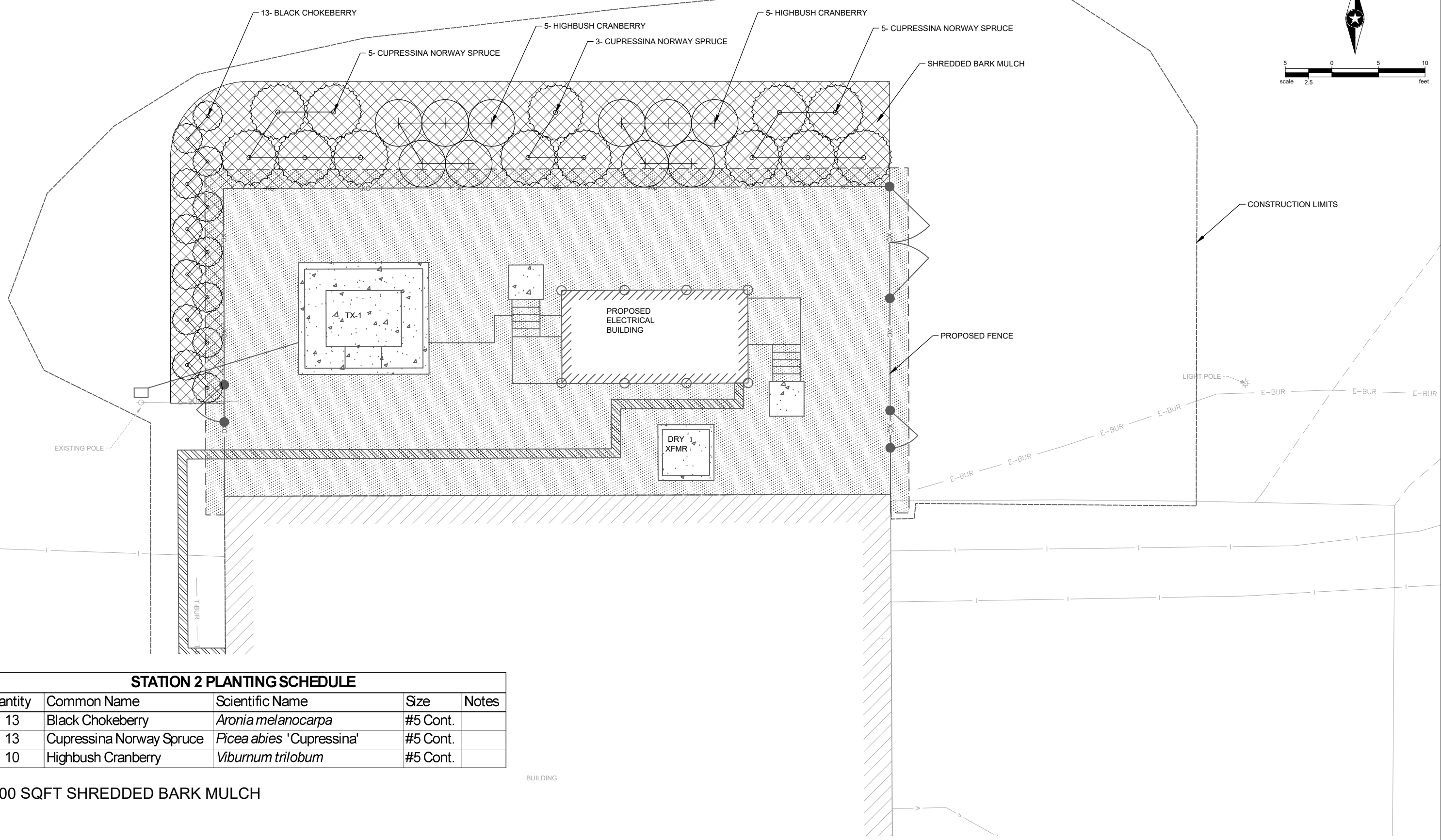
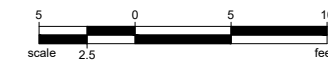
VEHICLE GATE DETAIL
NTS

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Checked By	##						

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WATER PUMP STATION 2 IMPROVEMENTS
DULUTH, MINNESOTA

CONSTRUCTION DETAILS STATION 2



STATION 2 PLANTING SCHEDULE

Quantity	Common Name	Scientific Name	Size	Notes
13	Black Chokeberry	<i>Aronia melanocarpa</i>	#5 Cont.	
13	Cupressina Norway Spruce	<i>Picea abies 'Cupressina'</i>	#5 Cont.	
10	Highbush Cranberry	<i>Viburnum trilobum</i>	#5 Cont.	

1,000 SQFT SHREDDED BARK MULCH

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**WATER PUMP STATION 2
IMPROVEMENTS**
DULUTH, MINNESOTA

**LANDSCAPE PLAN
STATION 2**

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