

**Council Agenda Item 25-037-O**



**MEETING DATE:** December 15, 2025

**SUBJECT/TITLE:** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO INCLUDE LOWER SECTIONS OF MILLER CREEK AND COFFEE CREEK IN THE SHORELAND OVERLAY

**SUBMITTED BY:** Ben Van Tassel, Planning and Economic Development Director

**RECOMMENDATION:** Approve.

**BOARD/COMMISSION/COMMITTEE RECOMMENDATION:** Planning Commission recommends approval

**PREVIOUS COUNCIL ACTION:** N/A

**BACKGROUND:** The purpose of this ordinance is to include lower sections of Miller Creek and Coffee Creek in the Shoreland Overlay. Neither creek section was previously included in the Shoreland Overlay. The subject section of Coffee Creek was recently daylighted during reconstruction of the Twin Ports Interchange Reconstruction. Both creek sections are identified by the Minnesota DNR as public water trout streams. Including these streams in the Shoreland Overlay is consistent with the management of other streams in the City. This proposal is consistent with the city's comprehensive plan, which identifies the areas as Open Space.

**BUDGET/FISCAL IMPACT:** N/A

**OPTIONS:** Approve, deny or modify the application to rezone the subject sections of Miller and Coffee Creek as General Development Waters.

**NECESSARY ACTION:** Approve or deny the application. There is not a deadline for this action.

**ATTACHMENTS:**

Attachment 1- Exhibit identifying the area proposed to be rezoned  
Attachment 2- Staff memo to Planning Commission



Attachment 3- Minutes from October 15, 2025 Planning Commission meeting  
Attachment 4- Minutes from October 28, 2025 Planning Commission meeting