

City of Duluth
Planning Commission
April 11, 2017 Meeting Minutes
Council Chambers - Duluth City Hall

I. Call to Order

President Terry Guggenbuehl called to order the meeting of the city planning commission at 5:00 p.m. on Tuesday, April 11, 2017, in city hall council chambers.

Roll Call

Attending: Terry Guggenbuehl, Janet Kennedy, Tim Meyer, Garner Moffat, Michael Schraepfer, Luke Sydow, Heather Wright Wendel, and Zandra Zwiebel

Absent: N/A

Staff Present: Keith Hamre, Nate LaCoursiere, Steven Robertson, John Kelley, Kyle Deming, Chris Lee, Kate Van Daele, and Cindy Stafford

II. Special Public Hearing

- A. Adopting Amendments to the 2006 City of Duluth Comprehensive Land Use Plan Governing Principles, Including the Addition of Two New Governing Principles (Health and Fairness)

Staff: Director Keith Hamre gives an overview. Last night the principles were presented to the city council. The planning commission will be voting whether they want to recommend approval, which will then go back to the city council for consideration at their next meeting.

Applicant: N/A

Public: Salaam Witherspoon of CHUM addresses the commission. She supports principles 13 and 14. She would like the wording changed in principle 14 to state "maximize." Bonnie Dominguez, 20 E. 5th St., addresses the commission. She comments on economic development and the lack of livable wages and not enough opportunity for people to transition away from government services. She would like to see more people hired within the Duluth area. John Williams, 101 S 66th Ave. W., addresses the commission. He would like to see health equity maximized for low income housing. Landlords need to be held accountable. Luke Sharman, 4020 Grand Ave., addresses the commission. He works for CHUM, and supports the health and fairness principles. He would like the word "maximize" included in principle #13. He is moving to west Duluth and feels Duluth is making an effort to spread out healthy community principles. Brook Wetmore, 623 E. 1st St., community development manager for Zeitgeist Center for Arts and Community addresses the commission. They visited the Lincoln Park neighborhood and asked residents what they think a fair and healthy Duluth would be. She echoes past speakers and wants to strengthen the language to state - advance and maximize health equity across the city. Tony Cuneo, 3019 E. 1st St., addresses the commission. They heard many voices across the neighborhoods. Health care costs bigger portion of economy. Cities around country are making changes that have a positive impact on health, which is enticing for entrepreneurs. Policies that shape the future of the community. Andrea Gelb, 1220 E. 7th St., addresses the commission. She wants to strengthen the language in principle #13 to state advance and maximize. She wants all zip codes within Duluth to be considered. Karen Perry, of West Duluth, addresses the

commission. She doesn't want to die young and wants to make sure the whole community has a fair chance regardless of zip code.

Commissioners: Janet Kennedy – principle #1 asks about attendant alteration. Director Keith Hamre notes this principle wording has not been altered. The main language is the reuse of previously developed lands. Stay within the current network before expanding out. He will work on the wording. Zandra Zwiebel #11 notes school locations in neighborhoods. She doesn't feel "in neighborhoods" is needed. Kennedy #3 – specific location requirement may be subject to displacement or site competition. Hamre it refers to best land use. And it may change due to market changes. Acknowledges it may change due to the market.

MOTION/Second: Moffat/Meyer recommend approval as per staff's recommendations with the changes discussed

VOTE: (8-0)

Moffat thanks the attendees for their work in community outreach.

- B. PL 17-052 UDC Text Amendments Related Primarily to:
- Parking and Loading (50-24), Including Front Yard Parking
 - Use Table (50-19) and Use-Specific Standards (50-20), and
 - Review and Approval Procedures (50-37)

Staff: Kyle Deming gives an overview and discusses the new language. Director Hamre notes the City will be meeting with a landlord group tomorrow. Front yard parking might have some tweaking done. A special meeting will be set up for agenda item G and the front yard parking can also be revisited at that time. Deming discusses the proposed changes to vacation dwelling unit and accessory vacation dwelling units, including allowing them in Form districts and requiring multi-family structures that have nine or more dwelling units shall make available 24-hour staffing at a front desk that is accessible to all tenants. Additional changes are proposed to allow indoor kennels in Form districts, with restrictions.

Applicant: N/A

Public: Barbara Montee, 2114 E. 5th St., addresses the commission. She is a landlord and she coordinates the Duluth Landlord Association. She is concerned about aesthetics. When a fence goes up to prevent front yard parking, she feels it's unsightly. When multiple people are parked in the front yard it's generally because street parking was taken away. There needs to be a balance.

Commissioners: Garner Moffat asks if we can continue the public hearing until next time. Chair Guggenbuehl agrees with leaving the public hearing open. Director Hamre states the commissioners can send their comments via email to staff to have ready for next time.

MOTION/Second: Sydow/Schraepfer table until the special meeting.

VOTE: (8-0)

- III. Approval of Planning Commission Minutes:
March 14, 2017

MOTION/Second: Zwiebel/Kennedy approve the minutes

VOTE: (8-0)

- IV. Public Hearings (Not to Begin Before 5:45 PM)

- A. PL 17-050 UDC Map Amendment to Rezone Properties from Mixed Use Business (MU-B) to Residential-Urban (R-2) for Properties Between Water Street and South 23rd Avenue East (2200 Block of Water Street) by the City of Duluth

Staff: John Kelley introduces the city's proposal to rezone properties from Mixed-Use Business (MU-B) to Residential-Urban (R-2). Based on the findings in the staff report, staff recommends approval to the city council. Moffat asks if a mixed use neighborhood zoning was considered. Kelley there was internal discussion, but residential was found to be a better fit.

Applicant: N/A

Public: Doug Bennet, 2306 Shore Dr., addresses the commission and asks what their future plans for the property are. Is the city doing anything with the easement for the lake walk. Director Hamre notes the city council is trying to connect the easement in front of the ledges. They are still working on it. No future plans, but currently there are four non-conforming uses. Bennet asks if there will there be time to re-evaluate. Director Hamre states if it's not permitted, a special use permit would be required. Moffat further explains and notes the zoning is the same as Bennet's zoning (R-2) and would require the same setbacks, etc.

Commissioners:

MOTION/Second: Zwiebel/Wright Wendel recommend approval as per staff's recommendations.

VOTE: (8-0)

- B. PL 17-047 UDC Map Amendment to Rezone Properties from Residential-Traditional (R-1) to Mixed Use Neighborhood (MU-N) for Properties Generally Described as Between North Boundary Avenue to the West, Park Place to the North (Except the Northernmost 150 Feet), and Terminal Avenue to the East, by Lotus Realty LLC

Staff: Chris Lee introduces the applicant's proposal to rezone this property from the current zoning districts of Residential Traditional (R-1) to Mixed Use Neighborhood (MU-N). Non-residential uses may include small scale retail, service and professional offices that provide goods and services to the residents of the surrounding neighborhood. There were two letters of opposition. Based on the findings listed in the staff report, staff recommends approval to the city council.

Applicant: Brad Johnson – Chanhassen – of lotus realty addresses the commission (after public hearing). Kwik Trip wanted to go into the proctor area. Through DEDA they showed their interest. They bought zenith property as well as St Louis county land. The land is environmentally sensitive. They just want the rezoning at this time. The next item would be to vacate. A sewer system will eventually need to be put in. The Zenith residents are interested because there is no nearby grocery store. They would like to provide services to their residents. The property is unbuildable as residential. Moving through a process. There is no site plan. Just looking at zoning and then vacation, and then a preliminary plat. Wetland and drainage issues will be handled at a future time. Mike Schraepfer asks the applicant to describe what the 100-foot buffer would look like. Johnson will elaborate next time around, but there will likely be a swale. Site planning process will include a wetland plan and a storm water plan. Zwiebel is concerned about the comments they heard about tax forfeit property (see public comments below). Properties are first offered to surrounding area. Why doesn't it go to a public auction? Director Hamre states all property went to a public auction prior to adjacent property sale. It can also be acquired by DEDA ahead of the adjacent property sale to maximize

tax base. Johnson said there is no public money involved. Hamre states when DEDA acquires land there is a public hearing, but no notification to neighbors is required.

Public: Raymond Payne, 9231 Park Place, addresses the commission. He doesn't feel the plat represents the whole area. He is opposed to the rezoning. Ken Sorvari, a 45-year resident, addresses the commission and notes the rumor is a Kwik Trip is going in which would increase truck traffic. There is a constant drainage problem in the area. There is only one hydrant in the entire area. He is concerned about police coverage. There is no driveway on Boundary. How will trucks get in and out? He is concerned about the deer and the owls in the area. He is opposed. Wade LeBlanc, owner of the Mobil Mart, addresses the commission. He notes the letter he supplied to staff and is opposed to the rezoning. He shares a picture with the commission of the tax forfeited property. His business services both Duluth and Proctor. The highlighted pink areas are tax forfeited property. He wasn't notified and would have liked to purchase it. They (Kwik Trip) bought it without rezoning it. LeBlanc has 20-year employees. Why should they pay taxes and then have competition come in? He doesn't feel it's right. There will be job losses for the rest of the community. He is against the rezoning and urges the commission to vote no or to table the item. Roger Raymond – 9228 Park Place – addresses the commission. He share a map. The area shown in black is tax forfeited. Why is his small piece of land not included? He is an island in the middle of the conglomerate. He feels it will devalue his property value. He is concerned with water run-off, litter, 24-hour lighting, and semi traffic. He feels it will destroy his neighborhood and is opposed. Shane Stokke, 3708 Midway Rd., addresses the commission. He leases the mobile mart from LeBlanc. Kwik Trips puts places out of business: BP on 53, Alaspa's – Cloquet, Lemon Tree – Cloquet. Stokke located there because he felt he was Kwik Trip proof since there was no commercial property left. He wouldn't have invested his money if he knew the zoning would change. He notes the residential homes present and doesn't think the rezoning makes sense. He feels it will devalue the entire community and is strongly opposed.

Commissioners: Zwiebel wants to stress the process involved to acquire the land. Comments were made that this is bad zoning, because it leaves residential units stranded. The reality is, mixed use development is a good transition. She disagrees that this is spot zoning and finds it appropriate. Schraepfer states they are matching the future land use plan. Lee reiterates it was updated in March 2017 for the small area plan. Kennedy has concerns. She isn't sure all voices were heard, and this is an environmentally sensitive area. She is drawn to tabling it for more discussion.

MOTION/Second: Kennedy/ (no second) motion to table.

Kennedy removes her motion.

Tim Meyer notes the Boundary Avenue and Highway 2 area has been commercial for a long time. Through time, more commercial development will be prevalent. But, the impacts on the neighbors need to be taken into account. Meyer doesn't feel he can be in favor of this until the neighbors are somewhat supportive and their concerns have been addressed. He would like further communication between the neighbors and the applicant. Meyer states development should progress in a responsible way. Moffat supports the future land use as neighborhood mixed use. There are tough environmental conditions and they will have to work hard on making a future development work. He is concerned future land use area goes from Park Place to Terminal Ave. They aren't solving the rezoning issue with just a small section of it. Rezoning to fit one applicant's needs and feels it's piece meal. Director Hamre states

there are two ways to rezone: the city initiates, or the applicant initiates. Portion to the east zoning of neighborhood commercial around the storage facility. Robertson discusses the letter from the US Army Corp. wetland replacement plan. Requesting further minimization of wetland plan. Moffat split zoning some of the properties. Robertson states it's not uncommon. Retaining R-1 on Park Place, Robertson states there are four lots which are buildable from a zoning stand point. Schraepfer thinks mixed-use zoning makes sense, but he feels it's too conveniently too short of a window. He feels the applicant should have more dialog with the neighbors.

MOTION/Second: Kennedy/Meyer Tabled.

VOTE: (7-1, Zwiebel opposed)

Discussion after the vote included the reasons for tabling which was for more dialog with the neighbors as well as possible boundary changes to expand the rezoning area.

C. PL 17-046 Vacation of Right of Way on Boundary Avenue

Staff: Chris Lee introduces the applicant's proposal to vacate undeveloped streets and alleys. The applicant intends to use the vacated streets and alleys to create a new plat for development. Director Hamre announces staff recommends tabling at this time.

Applicant: Brad Johnson

Public: N/A

Commissioners: N/A

MOTION/Second: Zwiebel/Meyer Tabled.

VOTE: (8-0)

(6:57 p.m. – A five minute recess is called for by Chair Guggenbuehl.)

D. PL 17-040 Concurrent Use Permit for a Private Obstruction in the Public Right of Way of 22nd Street South at 110 22nd Street South by Steven and Heather Pitschka

Staff: Steven Robertson introduces the applicant's proposal for a concurrent use permit to allow a private obstruction (garage) to remain in the public right of way. Staff recommends approval to the city council with the conditions listed in the staff report.

Applicant: Present, but did not speak.

Public: N/A

Commissioners: N/A

MOTION/Second: Zwiebel/Wright Wendel recommend approval as per staff's recommendations.

VOTE: (8-0)

E. PL 17-045 Interim Use Permit for One Vacation Dwelling Unit at 1115 South Lake Avenue by Steven Pitschka

Staff: Steven Robertson introduces the applicant's proposal for an interim use permit for use of a single-family home with two bedrooms (five guest maximum) to be used as a vacation dwelling unit. Staff recommends approval to the city council with the conditions listed in the staff report.

Applicant: Present, but did not speak.

Public: N/A

Commissioners: Kennedy asks about the email from Nancy Olson. It was on the last page of the additional handout. Luke Sydow asks if 11th Street access is a public right of way. Director Hamre states the adjoining property owners can allow, but 13th Street is the public access point. Chair Guggenbuehl asks if there is ample parking. Per Robertson parking is adequate and meets all standards.

MOTION/Second: Moffat/Meyer recommend approval as per staff's recommendations.

VOTE: (8-0)

- F. PL 17-051 Minor Subdivision to Split One Parcel into Two Parcels at 1467 88th Avenue West

Staff: Steven Robertson introduces the applicant's proposal to approve a minor subdivision that splits an existing lot into two. Staff recommends approval with the conditions listed in the staff report.

Applicant: Present, but did not speak.

Public: Rebecca Rick, 1467 88th Ave. W., addresses the commission. They recently moved to Duluth. They had an option to buy more land and she encourages the commission to approve.

Commissioners: N/A

MOTION/Second: Zwiebel/Wright Wendel approved as per staff's recommendations.

VOTE: (8-0)

- ~~G. PL 17-048 Special Use Permit for Beehive Homes Residential Care Facility Expansion at 4014 Trinity Road~~

~~**Delayed until the April 25, 2017, Special Planning Commission Meeting**~~

- H. PL 17-038 MU-I Planning Review for Office Use at 624 East First Street by 624 Block LLC and Kleiman Realty

Staff: John Kelley introduces the applicant's proposal for a planning review to complete a main floor remodel and buildout for office use in the existing structure at 624 E. 1st St. Office use is permitted in the MU-I district. Staff recommends approval with the conditions listed in the staff report. Zwiebel asks about the escrow holding time period. Robertson states the Saver's project on Mall Drive their period was a year. This project escrow will be released when a landscape architect signs off on it. Moffat feels a year is important. Not just put it in the ground, but to put it in and last. In the future they can make all of them a year time frame.

Applicant: Joe Kleiman, 1934 London Rd., addresses the commission. In his pre-application meeting landscaping escrow wasn't talked about. He feels his building is a huge improvement, and thinks the \$5,000 escrow is high. Is this on every project going forward? Or is it arbitrary? Robertson notes when there is a Special Use Permit or a planning review when impervious surface of 25+ cars, the amount is arbitrary. Kleiman wants to discuss the amount. Robertson minor adjustments can be made by the land use supervisor. It is noted that UMD medical research offices will be on the first floor.

Public: N/A

Commissioners: Moffat thanks the applicant for his investment and redevelopment. Sydow feels in the future the amount should be calculated by using a percentage of the landscape contract to accommodate the mortality of the landscaping.

MOTION/Second: Moffat/Zwiebel approved as per staff's recommendations with the added condition the term of escrow be extended to one year.

VOTE: (8-0)

- I. PL 17-036 Rear Yard Setback Variance Request for Addition to Single Family Home at 3421 East 1st Street by James Mohn and Heather Munster

Staff: John Kelley introduces the applicants' proposal for a variance to construct a screen porch addition and deck to the rear yard of the house that will encroach 10.5 feet into the required 25 feet rear yard setback. Based on the findings in the staff report, staff finds the standards for a variance have not been met and therefore recommends denial because there aren't practical difficulties or hardship caused by adhering to the normal setbacks for the property. There is reasonable space to build, which doesn't require a variance.

Applicant: Jeremy Jones of CF Designs (representing owners James Mohn and Heather Muster) addresses the commission. To the east is an existing entrance which they are trying to maintain. They hope to provide a wide screen porch to accommodate the family. Their back yard is quite small, and they are trying to maintain back yard space. Chair Guggenbuehl asks if other options were considered. Jones states yes, but there is a problematic layout to the house. Placement of the porch anywhere else would have to be accessed through the home's formal space. Zwiebel states they need to identify some sort of hardship or difficulty. Why is this the only option? Jones states the site is steeply sloped and there is water accumulation by house. This will raise the addition to access the platform space. Guggenbuehl states this project could be done with a narrower deck. Jones states the owners do not have substantial use of their back yard space.

Public: Cheryl Fosdick, 230 E. Superior St., of CF Design addresses the commission. The size of the screen porch is 8' x 16' and is small compared to the size of the house. The deck and outside access is negotiable but the screen porch is defined by the window arrangement in back. Screen porch is a mediator which allows them to get to the ground without so many steps.

Commissioners: Zwiebel doesn't appear to have an impact on neighbors. The hardship is original placement/construction of the house. Meyer is in agreement with Zwiebel and notes the grade change. He is inclined to approve it. Moffat likes the proposed project, but feels they could alter it to meet the city's guidelines. Kennedy asks if this is denied, will they need a new application? Director Hamre states with a denial, they can't apply again for one year. Zwiebel feels the hardship is where the home is constructed on the property. Kennedy notes there could be other designs. Moffat is struggling to find a practical difficulty.

MOTION/Second: Moffat/Sydow denied as per staff's recommendations.

VOTE: (3-5, Kennedy, Schraepfer, Zwiebel, Wright Wendel, and Meyer Opposed) – Motion Failed

MOTION/Second: Meyer/Kennedy Tabled.

VOTE: (7-1, Moffat Opposed)

- J. PL 17-037 Interim Use Permit for One Vacation Dwelling Unit at 1137 N 6th Avenue West by Jacob and Janette Shaw

Staff: John Kelley introduces the applicants' proposal for an interim use permit to use a single-family home with three bedrooms (maximum of seven guests) as a vacation rental property. Staff recommends approval to the city council with the conditions listed in the staff report.

Applicant: Present, but did not speak.

Public: N/A

Commissioners: N/A

MOTION/Second: Moffat/Wright Wendel recommend approval as per staff's recommendations.

VOTE: (8-0)

- K. PL 17-033 Interim Use Permit for One Vacation Dwelling Unit at 1325 East Skyline Parkway by Ida Anderson

Staff: Chris Lee introduces the applicant's proposal for an interim use permit to use a single-family home with two bedrooms (maximum five guests) as a vacation rental property. Staff recommends approval to the city council with the conditions listed in the staff report.

Applicant: Ida Anderson wants to limit the disruption of her neighbor by asking guests to use a certain entry way.

Public: N/A

Commissioners: Guggenbuehl notes the letter of opposition they received stating there wasn't well thought out criteria. He is unsure what this means. Kennedy notes overall she has received comments from the community about how this will effect neighbors and the equity of where vacation rentals are placed. Guggenbuehl states this application has met the required conditions, and is well screened.

MOTION/Second: Wright Wendel/Moffat recommend approval as per staff's recommendations.

VOTE: (8-0)

- L. PL 17-044 Interim Use Permit for One Vacation Dwelling Unit at 1505 South Lake Avenue by TJ and Val Kennedy

Staff: Chris Lee introduces the applicants' proposal for an interim use permit to use a single-family home with five bedrooms (maximum 11 guests) as a vacation rental property. Staff recommends approval to the city council with the conditions listed in the staff report.

Applicant: TJ Kennedy addresses the commission. He says the property is extremely protected, has great trees on all sides. The house design is L-shaped. He feels this is a great asset to the community. Zwiebel appreciates the value of air bnbs to the neighborhood.

Public: N/A

Commissioners: N/A

MOTION/Second: Zwiebel/Wright Wendel recommend approval as per staff's recommendations.

VOTE: (8-0)

M. PL 17-035 Interim Use Permit for One Accessory Vacation Dwelling Unit at 2810 West Skyline

Parkway by Mike Kokotovich

Staff: Kate Van Daele introduces the applicant's proposal for an interim use permit to use their single-family home with one bedroom (maximum three guests) as a vacation rental property. The applicant is the managing agent and lives in the unit upstairs. Staff recommends approval to the city council with the conditions listed in the staff report.

Applicant: Mike Kokotovich addresses the commission. He believes strongly in vrbo's and uses them when he vacations elsewhere. He has some neighbors with concerns but wants them to know he loves the neighborhood and wants to keep it clean and quiet and wants to maintain an open dialog.

Public: Laura Olson, 2812 W. Skyline Pkwy., addresses the commission. She likes the convenience and quiet location of her home. She appreciates her alley. She is angry and has concerns with the vacation rental. As a single woman she is concerned about her safety. Traffic will increase and parking in alley will be increased. She is concerned her property value will decline and she strongly opposes. Suzanne Griffith, 2802 W. Skyline Pkwy., addresses the commission she has lived there since 2002. She is concerned with use of alley. This will become the main access. The alley is not lighted, marked or maintained. She asks if this is a city alley, and why there isn't service to it. She has to move her garbage to 28th. She appreciates the fact that the applicant will be living there to keep an eye on things.

Commissioners: Zwiebel asks if staff has information about alley. Van Deale states confirms it's a paper alley. It is a city right of way and is not owned by the applicant or their neighbors. The alley is not serviced. Moffat addresses the neighbors' concerns: apprehension about property value, noise, privacy. City keeps track and it's an IUP for a limited time. The police will track complaints and the permit can be revoked if abused. They can add additional screening if they feel it's appropriate. This is an ideal situation since the applicant will reside on the property. In contrast he could obtain a rental license permit, which has less control. Zwiebel states this was already occupied by a renter, so it's not new to the neighborhood. Sydow would like to see the proposed screening. Zwiebel concurs. Chair Guggenbuehl invites the applicant to discuss screening. Kokotovich notes the concrete patio in the back as a place where guests could congregate. He could block off entire area with a picket fence. Sydow notes snow removal and sharing the alley is a challenge. Parking in a narrow area. Kennedy questions safety, and if they should address lighting concerns. Moffat states the applicant can work with his neighbors.

MOTION/Second: Moffat/Meyer recommend approval as per staff's recommendations with added condition screening be approved by staff.

VOTE: (8-0)

N. PL 17-039 Interim Use Permit for One Vacation Dwelling Unit at 1802 Minnesota Avenue William Weller

Staff: Kate Van Daele introduces the applicant's proposal for an interim use permit to use their single-family home with six bedrooms (maximum 13 guests) as a vacation rental property. Staff recommends approval to the city council with the conditions listed in the staff report.

Applicant: William Weller addresses the commission and thanks the commissioners. He loves Duluth and is pleased with visitors. He has six children. He shares a statistic.

For every tourism dollar spent in rent, three dollars goes back and is reinvested in the community. In 2004 he purchased the property and is pleased with his opportunity to rent it, to help pay for it. He thanks Van Daele for her help.

Public: TJ Kennedy, previous item applicant, addresses the commission. He rented from the applicant and states his landlord was a stickler for the rules, and renting his home brought them to Duluth. He is in support. Dave Salvoson, 2830 W. Skyline Pkwy., addresses the commission. He has issue with the entire process. Applicants aren't involving their neighbors enough. He neither supports or opposes, but feels the citizens aren't heard. The city wants input, but it isn't taken to heart.

Commissioners: N/A

MOTION/Second: Zwiebel/Moffat recommend approval as per staff's recommendations.

VOTE: (8-0)

- O. PL 17-041 Interim Use Permit for One Vacation Dwelling Unit at 829 S Lake Avenue by Nikki Olson and Tony Cuneo

Staff: Kate Van Daele introduces the applicants' proposal for an interim use permit to use their single-family home with one bedroom (maximum three guests) as a vacation rental property. Staff recommends approval to the city council with the conditions listed in the staff report. Zwiebel notes how the neighbor has screening, and what if they were to move, etc. Van Daele applicant is aware of screening process. The deck is small and the neighbor has a very large fence. Current conditions did not call for additional screening.

Applicant: Tony Cuneo addresses the commission. Nikki Olson manages the property and they would have heard if there were complaints about screening.

Public: No speakers.

Commissioners: N/A

MOTION/Second: Moffat/Meyer recommend approval as per staff's recommendations.

VOTE: (7-0, Kennedy absent for vote)

- P. PL 17-043 Interim Use Permit for One Vacation Dwelling Unit at 3102 Minnesota Avenue by Bruce and Susan Kleven

Staff: Kate Van Daele introduces the applicants' proposal for an interim use permit to use their single-family home with two bedrooms (maximum five guests) as a vacation rental property. Staff recommends approval to the city council with the conditions listed in the staff report.

Applicant: Not present.

Public: No speakers.

Commissioners: Sydow notes there is a lot of parallel parking along this side. Moffat has mentioned this before how they create more impervious surface and lose on-street parking to create off-street parking.

MOTION/Second: Moffat/Wright Wendel recommend approval as per staff's recommendations.

VOTE: (8-0)

V. Communications

- A. Manager's Report –Director Hamre has two items. Item G on the agenda was postponed. The applicant has contractors waiting. Tuesday, 4/25th will be a special meeting. They will discuss this application and the udc text amendments. Next Thursday 4/20 will be the spirit mountain master plan meeting. It will be coming to the planning commission for approval.
- B. Reports of Officers and Committees
Heritage Preservation Commission Representative – will bring up topics next time.
- C. Meeting adjourned at 9:02 p.m.

Respectfully,



Keith Hamre - Director
Planning and Construction Services