



Land Use Annual Report 2008



Prepared By
St. Louis County Planning and Development

About the Report
The report provides an overview of residential and commercial land-use activity by areas that are administered by St. Louis County. The report highlights permit type, variances, conditional use permits, plats, rezonings, land use plans, and others related to both lakeshore and non-lakeshore areas.

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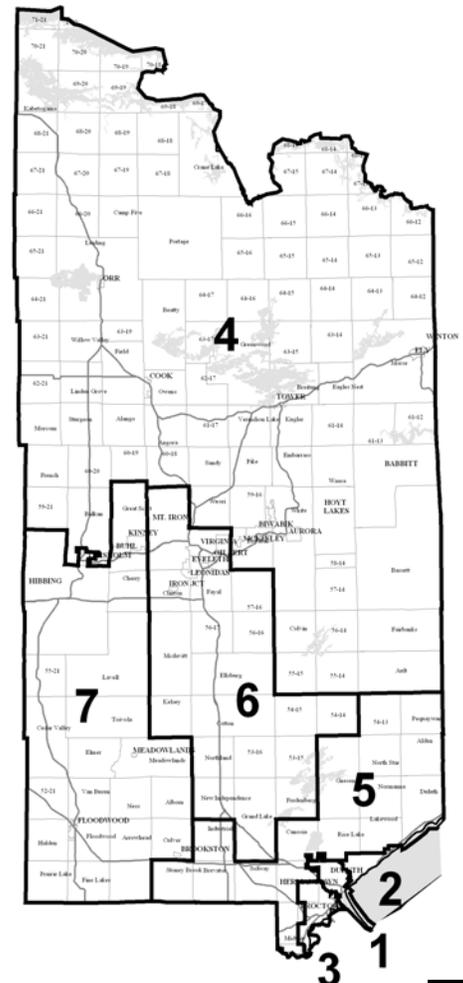




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A Message From the Planning and Development Department

Thank you for investing in St. Louis County and making it your place to live, work, play, and relax.

It is the goal of the Planning and Development Department to serve the public with the highest level of service and professionalism. Our role is to conduct land use permitting, assist communities in long-range planning efforts, maintain zoning regulations, improve communities infrastructure, and assist in other county goals.

St. Louis County is the largest county jurisdiction east of the Mississippi River, with over 6,860 square miles of scattered cities, lakes, resorts, and wilderness. The county has over 1,000 lakes, over 100 jurisdictions, thousands of miles of trails, and hundreds of parks that provide recreational opportunities to both residents and tourists.

With the expansion of technology, the Planning and Development Department is continually improving communication efforts and streamlining the permitting process to assist property owners in getting projects started in a timely manner. We strive to be accessible, provide quick and reliable information.

In order to help residents further improve or develop both residential and commercial property, the Planning and Development Department has developed a series of print and web publications and applications to help guide project planning.

These **print and web publications and applications** can be accessed through the Planning and Development Department's website, by calling us for assistance, or visiting one of our offices.

Sincerely,

Barbara Hayden
St. Louis County Planning and Development Director

County Web-Site
www.co.st-louis.mn.us
Email Questions to: planninginfo@co.st-louis.mn.us
planninginfo@co.st-louis.mn.us

Land Use Administration

The Physical Planning Division

The St. Louis County Planning and Development Department's Physical Planning Division has two main functions:

1. Administration and enforcement of land use zoning regulations and associated permitting requirements;
2. Working with other county departments and jurisdictions to conduct planning studies and analyses.

The goal of the Physical Planning Division is to streamline regulatory activities to be more "customer friendly" without sacrificing land use integrity. The Planning and Development Department has offices in Duluth and Virginia.

Duties of Division

- Review development proposals
- Review, approve and enforce zoning
- Make recommendations to the County Board on land use plans, rezonings, and amendments to ordinances
- Review subdivision plats
- Issue land use permits
- Conduct environmental review
- Assist with county water planning
- Provide staff to Planning Commission (PC) and Board of Adjustment (BOA)
- Guide land use planning process
- Coordinate inter-agency/inter-jurisdictional planning activity
- Administer wetland and shoreland regulations

St. Louis County's Zoning Ordinance

The St. Louis County Zoning Ordinance establishes a comprehensive land use regulation for that portion of St. Louis County outside the incorporated limits of municipalities to promote the health, safety, and general welfare of the inhabitants.

The county is divided into land use zones. In each zone



there are regulations for permitted uses of land and the placement of all structures. The ordinance is intended to encourage the most appropriate use of land in the county, and to recognize and preserve the economic and environmental values of all lands within the county.

Land use ordinances and regulations were written and approved by residents as a "tool" to protect and manage existing and future resources and communities.

Land use regulations strive to balance the protection of natural resources, provide opportunities for economic growth, guard private property owner rights, and ultimately encourage the most appropriate use of the land.

With the county's vast size also comes varying and overlapping laws and ordinances to regulate the use of land that the county must adhere to.

Ordinances, Statutes, Plans Enforced by St. Louis County Planning and Development Department

St. Louis County	Adopted	Amended
Zoning Ordinance #46	February 16, 1993	August 16, 1993 March 23, 1998 November 1, 2000 July 1, 2003 December 14, 2007
Comprehensive Land Use Plan Ordinance #27	December 27, 1977	
Subdivision Regulations Ordinance #33	July 13, 1993	December 7, 2007
Floodplain Management Ordinance #43	February 19, 1992	
Comprehensive Wetland Protection and Management Plan	March 9, 1999	

Land Use Administration

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

Ordinances, Statutes, and Plans

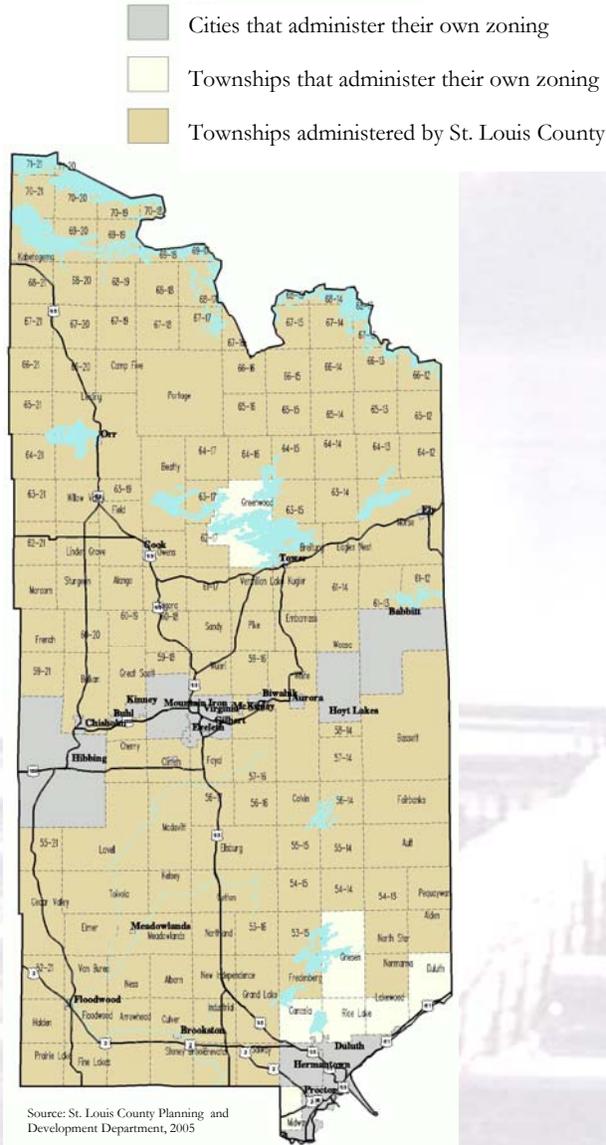
The St. Louis County Planning and Development Department's Physical Planning Division administers state, federal and local regulations pertaining to land use. On the previous page are some examples of ordinances and statutes the Planning and Development Department administers.

Administration of Zoning

The St. Louis County Planning and Development Department administers zoning regulations in areas designated below.

There are various cities and townships across St. Louis County that administer their own zoning. Mainly these areas are urban in nature, whereas the county administers many rural areas and

Administration of Zoning St. Louis County 2008



Cities and Townships That Administer Their Own Zoning

Cities	Phone	Web Site
Aurora	(218) 749-2912	www.ci.aurora.mn.us
Babbitt	(218) 827-2188	www.babbitt-mn.com
Biwabik	(218) 865-4183	www.cityofbiwabik.com
Brookston	(218) 453-5541	na
Buhl	(218) 258-3226	na
Chisholm	(218) 254-7900	na
Cook	(218) 666-2200	na
Duluth	(218) 723-3305	www.duluthmn.gov
Ely	(218) 365-3224	na
Eveleth	(218) 744-2501	www.evelethmn.com
Floodwood	(218) 476-2751	www.floodwood.govoffice.com
Gilbert	(218) 748-2232	www.gilbertmn.org
Hermantown	(218) 729-3600	www.hermantownmn.com
Hibbing	(218) 262-3486	www.hibbing.mn.us
Hoyt Lakes	(218) 225-2344	www.hoytlakes.com
Iron Junction	(218) 744-4389	na
Kinney	(218) 258-3836	na
McKinley	(218) 749-5313	na
Meadowlands	(218) 427-2565	na
Mountain Iron	(218) 735-8446	www.mtniron.com
Orr	(218) 757-3288	www.orrnm.com
Proctor	(218) 624-4055	na
Tower	(218) 753-4070	na
Virginia	(218) 748-7500	www.virginiamn.us
Winton	(218) 365-5941	na
Townships		
Canosia	(218) 729-7357	www.canosiatownship.qwestoffice.net
Duluth Twp.	(218) 728-4293	www.duluthtownship.org
Gnesen	(218) 721-5433	na
Greenwood	(218) 290-1132	na
Lakewood	(218) 525-4991	na
Midway	(218) 726-2479	na
Rice Lake	(218) 721-5001	na
All Other Areas		
St. Louis County	(218) 725-5000	www.co.st-louis.mn.us

Land Use Administration

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

The St. Louis County Planning and Development Department administers zoning regulations in townships and unorganized areas throughout the county.

■ What is a Comprehensive Land Use Plan

The county and townships across St. Louis County have developed and updated comprehensive land use plans for their particular areas through a broad consensus building process whereby citizens and stakeholders form a vision for how land will be utilized and developed.

The purpose of the Comprehensive Plan is to provide a coordinated set of guidelines for decision-making to guide the future growth and development of an area. Once this set of guidelines and policies are set, a zoning map is developed and maintained by St. Louis County.

Comprehensive plans can address many areas of concern by residents such as: land uses, housing, commerce, industry, recreation, open spaces, agriculture, timber production, public utilities, public facilities, and other land uses to accommodate future growth.

In addition, provisions must be made for the protection of the quality and quantity of groundwater used for public water supplies, and the plan must address surface water (i.e., drainage, flooding, and storm water run-off).

■ Who Develops Comprehensive Land-Use Plans

Townships generally initiate comprehensive land use plans, with citizen involvement being the centerpiece of any planning effort.

Land use plans are the compilation of community ideas by all stakeholders that have evolved over several years of discussion, thought, input, debate, examination and study.

The final plan reflects a community consensus of land uses and is implemented through zoning ordinances.



Land Use Administration

Planning Commission (PC)

Board of Adjustment (BOA)

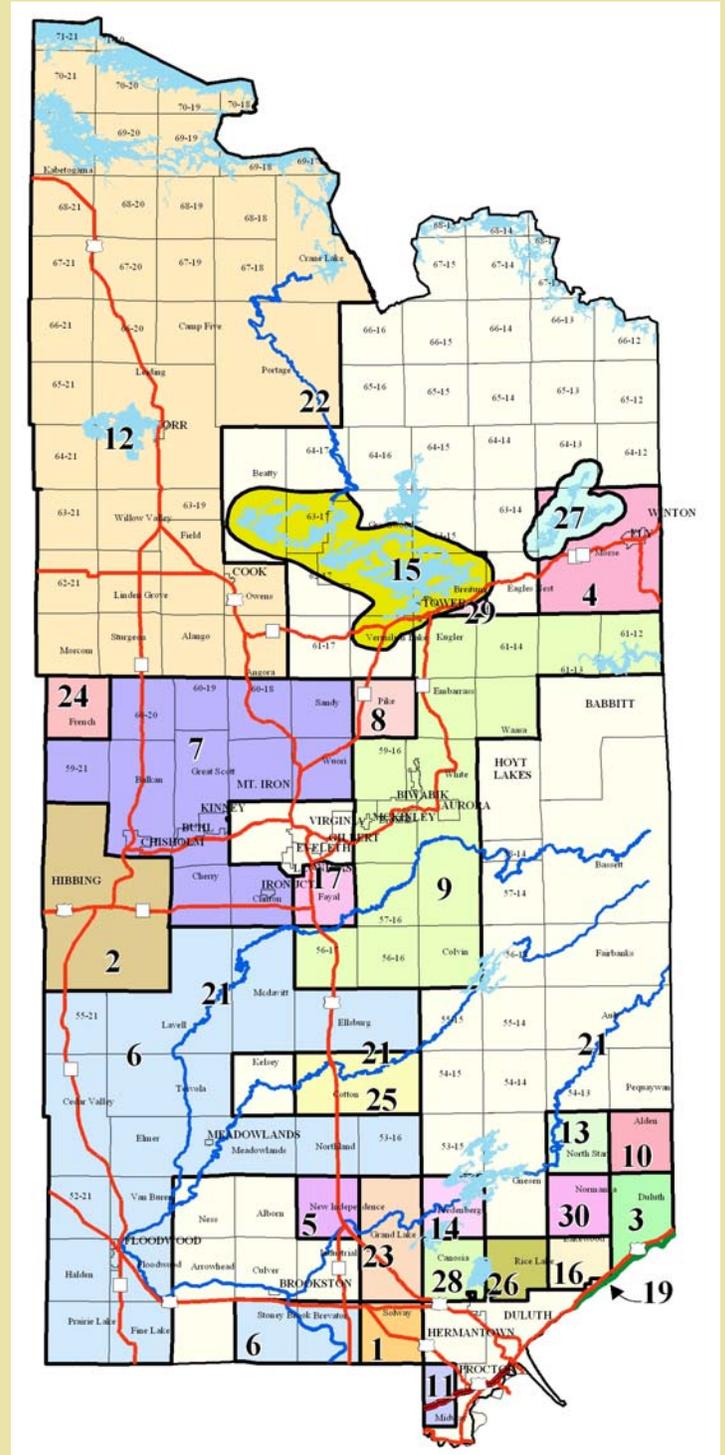
Permit Summary

Land Use Administration

Comprehensive Plans St. Louis County 2008

Land Use Plans and Their Effective Dates

Section 1	Town of Solway January 6, 1978 March 13, 2001	Section 16	Town of Lakewood October 22, 1985
Section 2	Town of Stuntz June 12, 1978	Section 17	Town of Fayal December 2, 1985 September, 2002
Section 3	Town of Duluth January 29, 1979	Section 18	Houseboat Goals and Policies May 26, 1987
Section 4	Town of Morse February 1, 1979	Section 19	North Shore Management Plan April 24, 1990
Section 5	Town of New Independence April 1, 1979	Section 20	St. Louis County Water Plan July 1, 2001
Section 6	Southwest Planning Area September 1, 1980	Section 21	St. Louis, Cloquet, Whiteface Corridor Management Plan April 5, 1994
Section 7	West Range Planning Area October 6, 1980	Section 22	Vermilion River Plan August 15, 1995
Section 8	Town of Pike September 14, 1981	Section 23	Grand Lake Plan May 9, 2000
Section 9	East Range Plan October 26, 1981	Section 24	French Plan May 23, 2000
Section 10	Town of Alden March 22, 1982	Section 25	Cotton Plan April 10, 2001
Section 11	Town of Midway April 12, 1982	Section 26	Rice Lake Plan November 20, 2001
Section 12	Voyageur Planning Area July 1, 1982	Section 27	Burntside Lake Land Use Plan September 1, 2001
Section 13	Town of North Star March 14, 1983	Section 28	Canosia Land Use Plan March 1, 2003
Section 14	Town of Fredenberg December 10, 1984	Section 29	Breitung Land Use Plan March 15, 2003
Section 15	Lake Vermilion Land Use Plan March 25, 1985	Section 30	Normanna Township Plan July 1, 2003



Permit Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

About Land-Use Permits

The St. Louis County Planning and Development Department regulates land use to encourage the most appropriate use of property while preserving economic and environmental value. To accomplish this task, the Planning and Development Department requires land use permits for:

- Homes/cabins, additions, accessory buildings (garages, sheds, gazebos, screenhouses, saunas, boathouses, and storage buildings), borrow pits, commercial uses, decks, industrial uses, change in use, land alterations to shoreland, home-based businesses, junk/salvage yards, mobile homes, replacing of one structure with another, remodeling, signs, bunkhouses and other special situations.

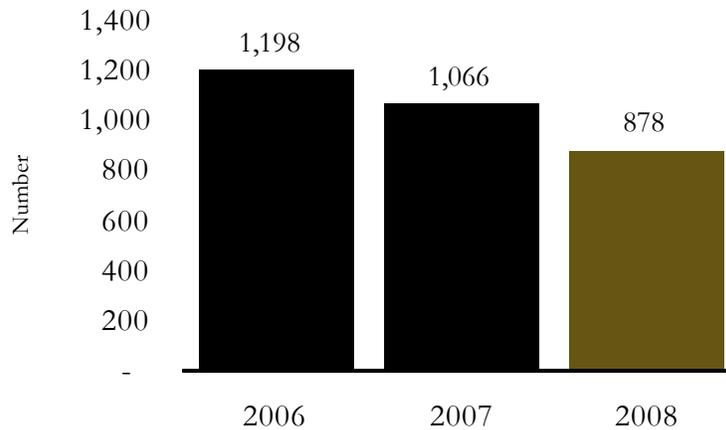
Total Permit Activity

In 2008, there were a total of 878 approved land use permits, variance applications (Planning and Development Department only), and Planning Commission applications.

Land use permit activity decreased 23.7% from 1,051 in 2006 to 802 in 2008. Variance applications (Planning and Development Department only) decreased 62.2% from 98 in 2006 to 37 in 2008. Planning Commission applications decreased 20.4% from 49 in 2006 to 39 in 2008.

Total Permit Activity 2006-2008

Approved Land Use Permits, Variances, & Planning Commission Applications



Land Use Permit by Type 2008

	2006	2007	2008	
			#	% Change '06-'08
Land Use Permits ¹	1,051	924	802	-23.7%
Variances (Planning Dept. only)	98	86	37	-62.2%
Planning Commission Applications ²	49	56	39	-20.4%
Total All Permits	1,198	1,066	878	-26.7%

Source: St. Louis County Planning and Development Department, 2009

¹ This excludes variance and Planning Commission cases, land use permit applications denied, pending, voided, and withdrawn.

² This includes conditional use permits, rezonings, plat/subdivision, land use/water plans, ordinance amendments, environmental reviews, and others.

Permit Summary

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

Permit Activity: Dot Maps

The following maps show permit activity by location across St. Louis County and are intended to portray potential trends and hot spots. One dot equals one permit.

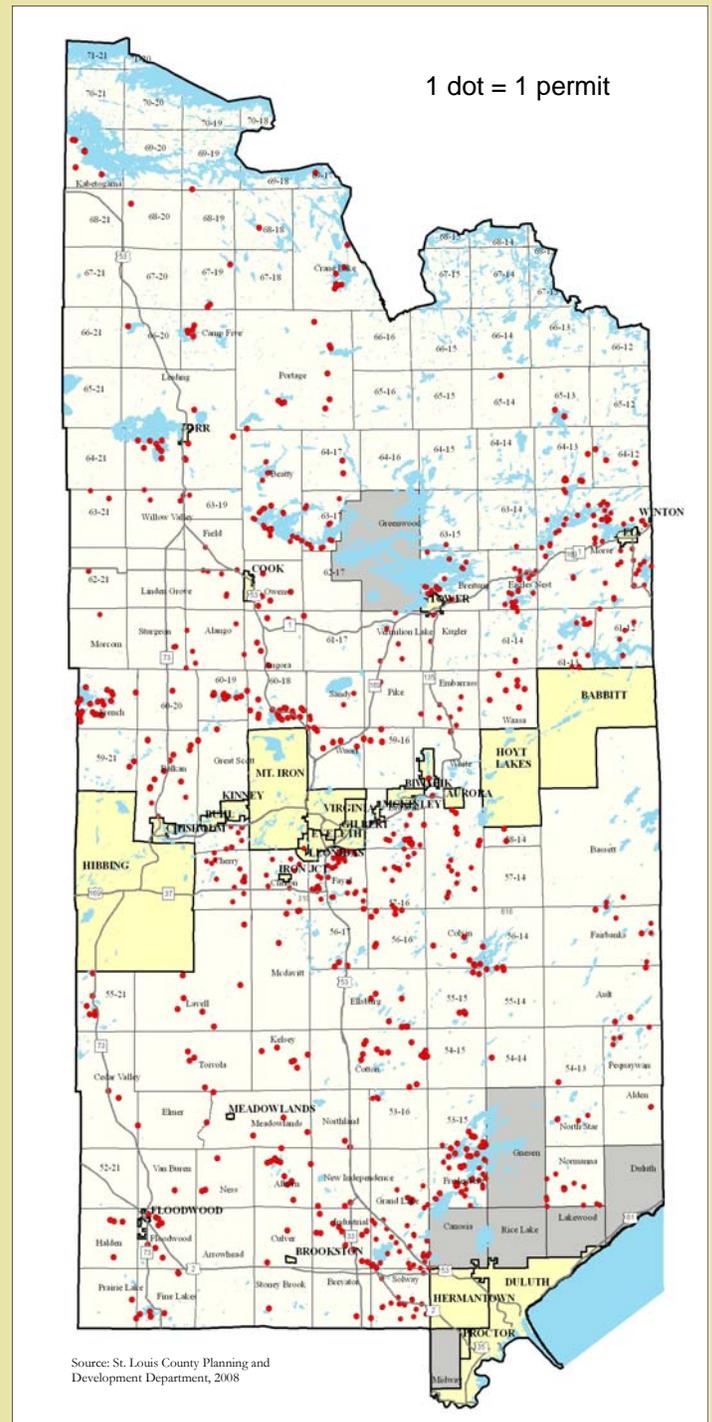
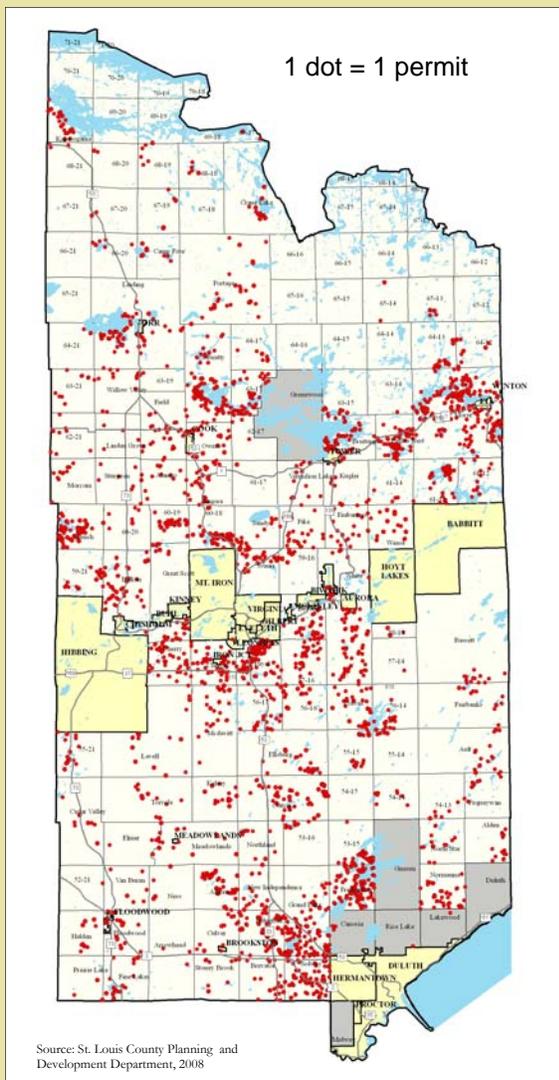
The data will include all the permit activity within the jurisdictions of St. Louis County and excludes any township that administers its own zoning.

Both maps show higher levels of permit activity in the lake regions and rural areas of the county. The rural areas include townships and cities that are considered suburb areas of Duluth.

2008 Land Use Permit Activity

All Participating Communities in Permit System

2006-2008 Land Use Permit Activity



Note: Data extracted from the Minnesota Counties Information System (MCIS) and participating cities.

Permit Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

Permits By Month

Land use permit applications were received throughout 2008. As road restrictions are removed in the spring, there is a large increase in permit applications received. This generally marks the beginning of the construction season.

Historically, the peak of the land use permit season is in August, while the low is in December. In 2008, the peak number of applications reviewed and approved was in June, while December experienced the lowest activity.

Land Use Permits By Type

In 2008, the largest amount of land use approved permits by category were accessory buildings with 372 permits, followed by single-family dwellings with 209 permits, and dwelling additions with 115 permits.

In 2008, the greatest number of approved permits by type was 192 permits for accessory buildings greater than 800

square feet, 174 permits for single-family dwellings with over 600 square feet, 164 permits for accessory building structures between 100 and 800 square feet, and 115 permits for dwelling additions.

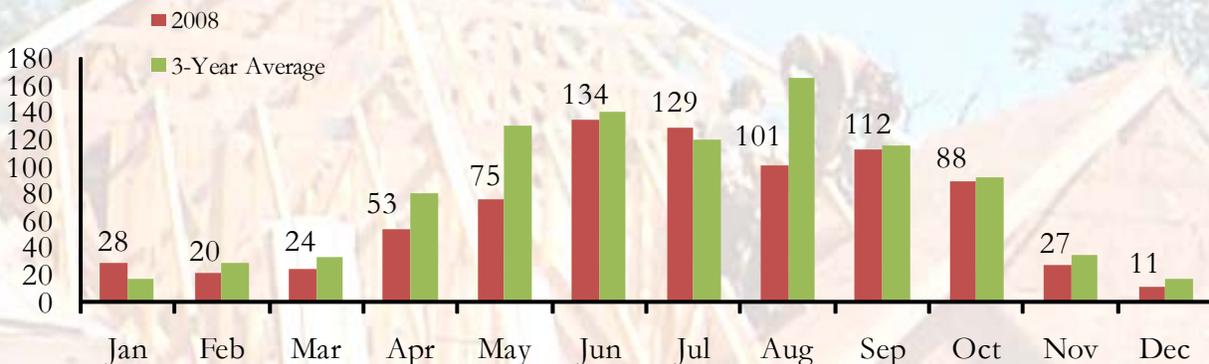
Accessory buildings accounted for approximately 42% of all approved permits in 2008. New construction of single-family dwellings and the establishment of mobile homes accounted for approximately 23% of all approved permits. Dwelling additions accounted for approximately 13% of all approved permits. New commercial buildings, additions, and accessory additions accounted for 2% of approved permits.

In 2008, variances accounted for approximately 4% of all permit activity, while Planning Commission applications accounted for approximately 4% of all permit activity.

The adjacent chart is a further breakdown of approved land-use permits within the St. Louis County Planning and Development Department's jurisdiction.

Total Approved Permits by Month

2006-2008 (Excludes Variances and Planning Commission Applications)



Source: St. Louis County Planning and Development, 2009

Permit Summary

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

Land Use Permits by Type

Total Number 2006-2008

Type	2006	2007	2008	
			#	% of Total
General Land-Use Permits				
Single Family Dwelling (0-600 sq ft)	29	25	23	2.6%
Single Family Dwelling (>600 sq ft)	258	240	174	19.8%
Mobile Home	25	9	12	1.3%
<i>Subtotal</i>	<i>312</i>	<i>274</i>	<i>209</i>	<i>23.8%</i>
Dwelling Addition	151	115	115	13.0%
<i>Subtotal</i>	<i>151</i>	<i>115</i>	<i>115</i>	<i>13.0%</i>
Accessory Building (100-800 sq ft)	192	194	164	18.7%
Accessory Building (>800 sq ft)	245	216	192	21.9%
Accessory Building Addition	31	17	16	1.8%
<i>Subtotal</i>	<i>468</i>	<i>427</i>	<i>372</i>	<i>42.4%</i>
Commercial Building	3	15	12	1.4%
Commercial Building Addition	3	7	3	.3%
Commercial Accessory Building	8	8	4	.4%
<i>Subtotal</i>	<i>14</i>	<i>30</i>	<i>19</i>	<i>2.1%</i>
Deck	32	40	36	4.1%
Sauna	15	20	18	2.1%
Screened Porch		0	0	0%
Home Occupation	4	8	5	.6%
Structure Moving/Storage	2	1	2	.2%
Other (Performance standards, off-site signs, fee-waived, etc.)	53	9	26	3.0%
<i>General Land-Use Permit Subtotal</i>	<i>1051</i>	<i>924</i>	<i>802</i>	<i>91.4%</i>
Variance Applications				
Variances (Planning Department Only)	98	86	37	4.2%
Planning Commission Applications				
Planning Commission Applications	49	56	39	4.4%
Conditional Use Permits (CUP)	26	28	15	1.7%
Plats/Subdivisions	13	17	12	1.3%
Rezoning	6	6	7	.8%
Land Use/Water Plans	1	1	0	0%
Ordinance	0	4	5	.6%
Environmental Assessment Worksheet	2	0	0	0%
Other	1	0	0	0%
TOTAL ALL PERMITS	1,198	1066	878	100%

Source: St. Louis County Planning and Development Department, 2009

Permit Summary

Land Use Administration

Permit Summary

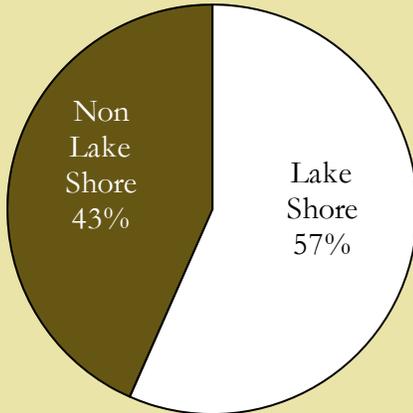
Board of Adjustment (BOA)

Planning Commission (PC)

Lakeshore vs. Non-Lakeshore Permits

St. Louis County 2008

(Excludes Variances and Planning Commission Applications)



Of the total approved permits in 2008, 57% were lakeshore-related and 43% were non-lakeshore.

Source: St. Louis County Planning and Development, 2008

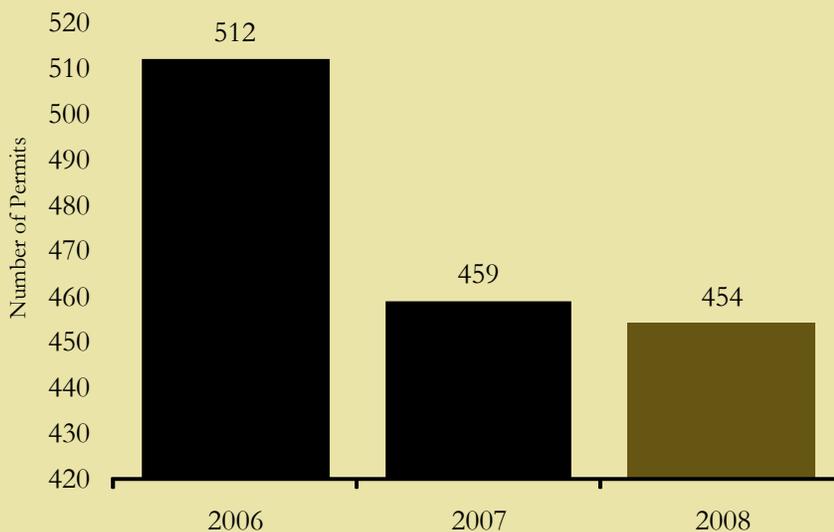


All Permit Activity by Class By Percent (%) Lakeshore vs. Non-Lakeshore

	2006	2007	2008		
			Number	Percent(%)	Percent (%) Change '06-'08
Non-Lakeshore Permits	51%	50%	348	43	-15.9%
Lakeshore Permits	49%	50%	454	57	+14.4%

Total Lakeshore Approved Permits

2006-2008 (Excludes Variances and Planning Commission Applications)



In 2008, there were 454 approved lakeshore permits. From 2006-2008, St. Louis County averaged 464 approved lakeshore permits per year in county administered areas.

Source: St. Louis County Planning and Development, 2009

Permit Summary

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

Land Use Administration



Development Activity by Lake

Approved Permits 2006-2008

(Excludes Variances and Planning Commission Applications)

Lake	Lake #	# of Permits			Total 2006-2008
		2006	2007	2008	
1. Vermilion	690378	65	63	73	201
2. Burntside	690118	26	26	26	78
3. Island Lake Reservoir	690372	23	17	25	65
5. Whiteface Reservoir	690375	22	18	15	55
6. Ely	690660	20	13	11	44
7. Pelican	690841	14	14	9	37
8. Bear Island	690115	18	9	5	32
9. Fish Lake Flowage	690491	9	6	7	22
10. Kabetogama	690845	6	8	6	20
11. Birch	690003	3	9	5	17
12. Eagles Nest	690285	-	-	14	14
14. White Iron	690004	-	-	5	5
13. Sturgeon	690939	-	-	4	4

Source: St. Louis County Planning and Development, 2009

Lake Vermilion had the most permit activity in 2008 with 73 approved permits, and the most permit activity from 2006-2008 with 201 approved permits. Burntside Lake had the second most permit activity in 2008 with 26 approved permits, and the most permit activity from 2006-2008 with 78 approved permits.

The remaining lake permit activity in 2008 was Island Lake Reservoir (25), Whiteface Reservoir (15), Ely (11), Pelican (9) Bear Island (5), Fish Lake Flowage (7), Kabetogama (6), Birch (5), Eagles Nest (14), White Iron (5), and Sturgeon (4).

Board of Adjustment (BOA) Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

Board of Adjustment (BOA) Duties

Duties of the St. Louis County Board of Adjustment (BOA) are:

1. To hear and decide requests for variances from the county's official controls; and
2. To hear and decide appeals of administrative decisions relating to county official controls.

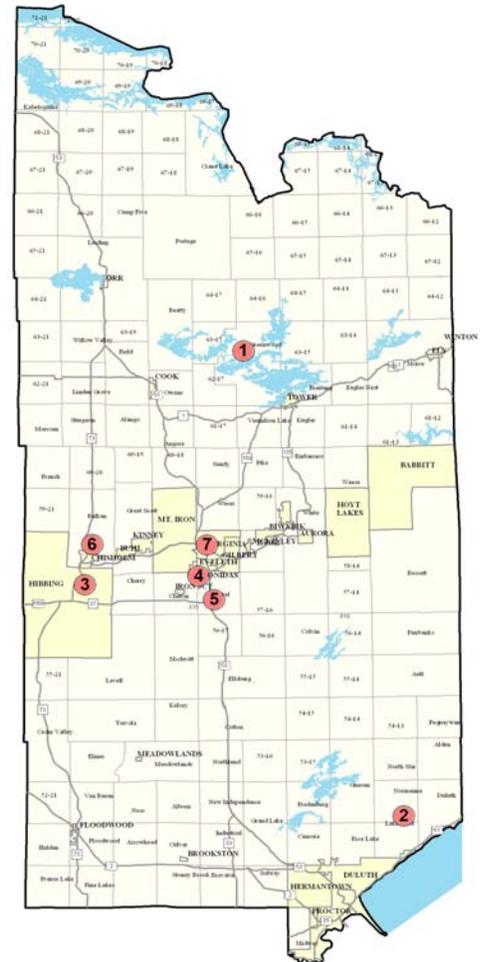
It is impossible to develop official controls managing the physical development of land in sufficient detail to govern all circumstances. Variances from official controls are necessary to provide flexibility in the regulatory process when strict enforcement of official controls would be unreasonable and unfair.

The BOA is responsible for providing this flexibility. However, the BOA should not undermine the standards and objectives of the comprehensive plan and all official controls enacted by the county to further the purpose and objectives of its comprehensive plan. The BOA acts as the safety valve of the county in relieving citizens of unfair application of official controls. At the same time, the BOA acts as a guardian of the purpose and objectives of the comprehensive plan and official controls.

Board of Adjustment (BOA) 2008 Members

1.	Marilyn Mueller
2.	Angie Dickison Palmer
3.	Darlene Majkich
4.	Diana Werschay
5.	William Coombe
6.	Stanley Hendrickson
7.	David Pollock

Board of Adjustment (BOA) 2008 Member Locations



Board of Adjustment (BOA) Summary

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

Reasons for Variances

In the past several years, there has been an increase in development pressures on land use on and near St. Louis County lakes and streams. This has caused an increase in the number of variances requested from the BOA. Below are common reasons for variances:

- Geographic hardship or practical difficulty
- Physical size limitations— wetlands, rock outcrops, steep slopes
- Original development occurred prior to the enactment of land use regulations
- Conversion from seasonal to year round use
- More intensive use often triggers the need for septic updates
- As new regulations are enacted, nonconformities may be created
- Resource protection was not a priority for the original property platters, resulting in small lots

Definitions

Variance

Variance means a modification or variation of official controls.

Official Controls

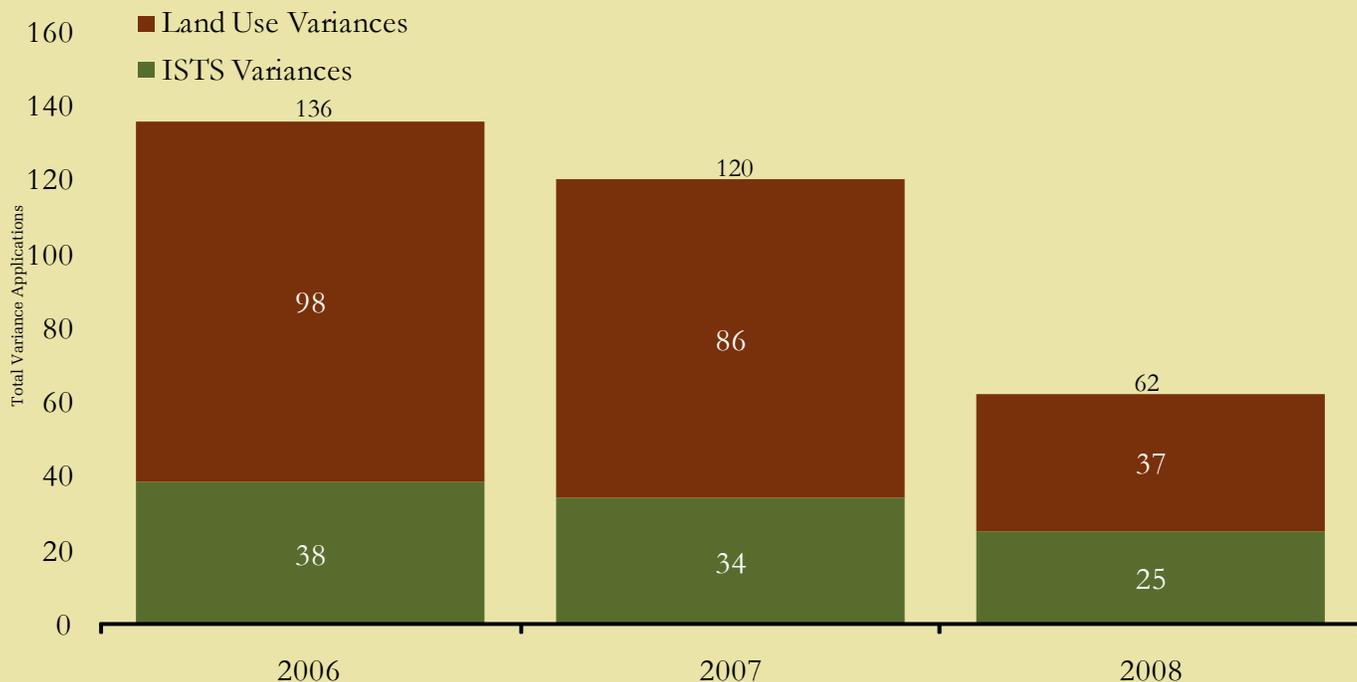
Official controls are legislatively defined and enacted policies, standards, and other criteria, all of which control the physical development of a municipality or a county. County official controls typically include zoning ordinances, subdivision controls, and sanitary ordinances.

Total Variance Applications

The Board of Adjustment (BOA) reviewed a total of 62 variance cases in 2008. The Planning and Development Department presented 37 variance cases and the Environmental Services Department presented 25 variance cases.

From 2006-2008, the BOA reviewed an average of 106 variance cases per year. A decline in the number of variance applications presented by Planning and Development can mainly be attributed to changes made to St. Louis County Zoning Ordinance 46 in December 2007. This accounted for a reduction in the number of variances by 21, although that total only reflects the number of cases applied for and withdrawn due to ordinance changes and not the number of people who were given alternatives for variances and never applied for a variance.

Total Variance Applications Planning and Environmental Services 2006-2008



Source: St. Louis County Planning and Development, 2009

Board of Adjustment (BOA) Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

Lakeshore Variances

A majority of variance applications are related to the development of lakeshore property. In 2008, approximately 94%, or 58 applications, were for variances related to lake property.

Variance Applications by Month

In 2008, the season for variance applications began earlier, peaked in May and declined later in the year. Historically, variance applications experience a relatively stable case load (except winter) over the year with late fall experiencing an increase.

Variance Requests by Type

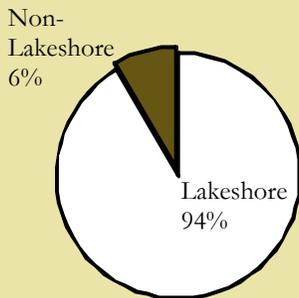
The adjacent chart displays the variance requests by type. Each variance application can have multiple requests for relief from ordinance requirements.

In 2008, there were a total of 106 variance requests for relief from ordinance requirements. The highest number of variance requests were for principal structures relating to lot width/area and shoreline setback.

Overall, shoreline setback relief variance requests were the largest request for all principal and accessory structures, with allowable size increase and sewage system variances in the northern part of the county also ranking fairly high.

Lakeshore Variance Applications 2008

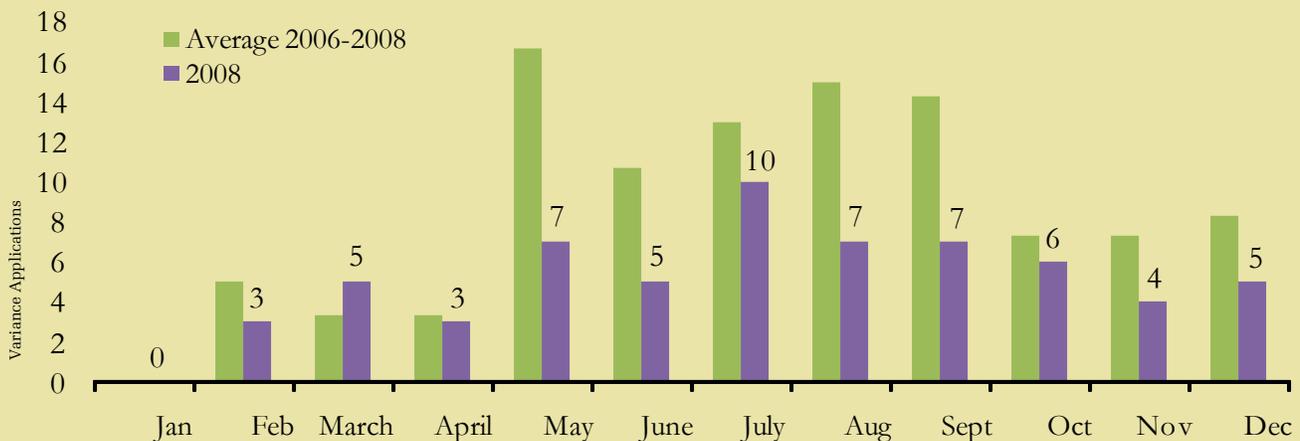
Planning and Environmental Services



Lakeshore Variance Applications				
Planning and Environmental Services Department Totals by Percent (%)				
	Number			Percent (%) of Total
	2006	2007	2008	
Lakeshore	128	110	58	94%
Non-Lakeshore	8	10	4	6%
Total Requests	136	120	62	100%

Variance Applications by Month

Planning and Environmental Services
2003-2006



Source: St. Louis County Planning and Development, 2008

Board of Adjustment (BOA) Summary

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

Variance Requests by Type

St. Louis County Planning and Development Department

	2006	2007	2008	Increase or Decrease in Variances 2007-2008
Principal Structures				
Shoreline Setback	23	22	11	↓
Lot Width and/or Area	23	17	4	↓
40% of Lot Width ²	4	11	4	↓
Side Yard Setback	10	12	4	↓
Second Principal Structure	3	1	0	↓
Height Limit	7	17	2	↓
Road Setback	4	13	4	↓
Rear Yard	0	2	0	↓
Bluff	0	0	1	↑
% Lot Coverage	0	2	2	
Sub Total	74	97	32	↓
Primary Additions				
Shoreline Setback	8	11	9	↓
Allowable Size Exceeded	16	10	8	↓
Height Limit	2	0	1	↑
Side Yard Setback	5	5	5	
One Addition Allowed	3	0	1	↑
40% of Lot Width ²	2	13	4	↓
Foundation from Lake	0	0	0	
Road Setback	5	0	1	↑
Sub Total	41	39	29	↓
Accessory Structure				
Shoreline Setback	3	0	6	↑
Road Setback	7	5	1	↓
Size Limit	5	4	6	↑
Side Yard Setback	3	3	4	↑
Rear Lot Line	0	0	0	
Second Water Oriented Structure	0	0	0	
Sub Total	18	12	17	↑
Other				
ISTS	30	34	29	↓
Subdivision Platting	2	0	2	↑
Side Lot Line (Accessory Additions)	0	2	0	↓
Boathouse Size Exceeded	2	0	0	
Exceeding % of Impervious Surface	0	1	1	
Appeal of PC Decision	0	0	0	
Sub Total	34	37	28	↓
Total¹	167	185	106	↓

Source: St. Louis County Planning and Development, 2008

¹ Indicates the total number of variance requests. An applicant could have several requests per application.

²40% lot width means that the width of the home or cabin facing the water can not exceed 40% of the lot's total width.

Planning Commission (PC) Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

■ Planning Commission Duties

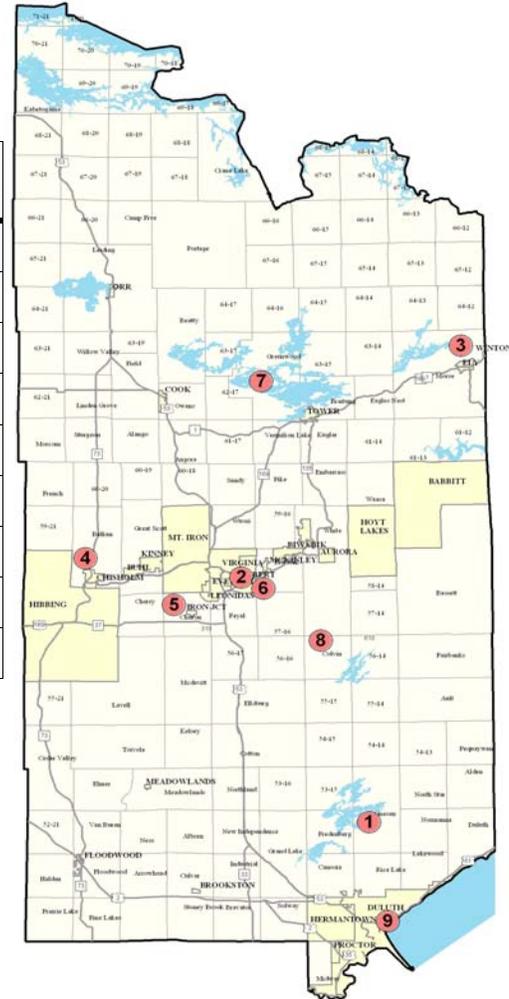
The duties of the St. Louis County Planning Commission are:

1. To prepare and recommend to the St. Louis County Board of Commissioners a county comprehensive plan and official controls necessary to aid in the plan's execution.
2. To review any comprehensive, land use, or other plans or official controls sent to the county for review by any local unit of government, council of governments, or any regional, state, or federal agency, and to make a report to the County Board.
3. To hold all required public hearings for comprehensive plans, official controls, conditional use permit applications, subdivision platting proposals, amendments to the same, and other matters as may be prescribed by county ordinance.
4. To review and act upon (i.e., hold a hearing and make the final declaration) all environmental review petitions, worksheets and impact statements that involve conditional uses, subdivision plats or other development proposals.

Planning Commission 2008 Members

1.	John Lukan
2.	William Coombe
3.	Roger Scraba
4.	Don Nienas
5.	Raymond Svatos
6.	Jack Huhta
7.	Sonya Pineo
8.	Darlene Saumer
9.	Dennis Fink

Planning Commission Members 2008 Member Locations



Planning Commission (PC) Summary

Overview

The Planning Commission reviews conditional use permits, subdivision plats, rezonings, and land use plans. These types of applications and proposals have the potential of affecting neighbors, the community and the county.

Members of the public, as well as local, county, state and federal organizations, comment on issues of concern. Common areas discussed during the public hearings include: environmental limitations of a site such as wetlands and the ability of property to support sewage treatment; capacity of roads to handle increased development; location of buildings on a property; hours and days of operation; and controlling waste, dust and noise from an operation.

Conditional-Use Permits

A conditional use is defined in the county zoning ordinance as a land use or development that would not generally be appropriate without certain restrictions placed upon the use and a review to determine if it is compatible with the county land use plan.

Examples of conditional use cases reviewed by the Planning Commission include: campgrounds, gravel pits, resort expansions, mini storage operations, and certain types of home based businesses.

All conditional use applications require a public hearing and an inspection by county staff. Property owners in the area of the

proposed development receive notice of the public hearing along with the town government.

The Planning Commission, after the close of the public hearing, will make a decision on the proposal. This decision may be to turn down the application, or it may involve approving the application with conditions.

2008 Total Applications & Type

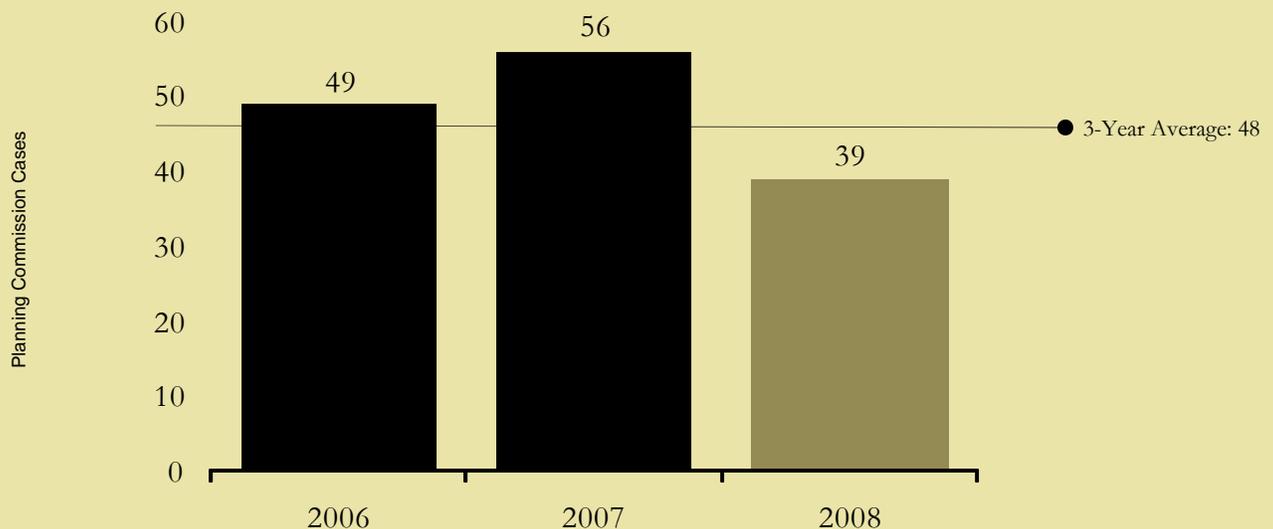
In 2008, the St. Louis County Planning Commission reviewed 39 applications. This is lower than the 3-year average of 48 applications per year since 2006.

In 2008, subdivision plats accounted for 12 of the 39 applications heard by the Planning Commission, whereas, historically an average of 14 applications were reviewed annually from 2006-2008 .

In 2008, the Planning Commission reviewed 3 applications for home-based businesses, which is slightly higher than in 2007 and fairly consistent with the yearly average from 2006-2008.

Seven rezoning applications were reviewed in 2008, whereas historically an average of six applications were reviewed from 2006-2008.

**Total Planning Commission Applications
2006-2008**



Source: St. Louis County Planning and Development, 2009

Note: Planning Commission applications include all conditional use permits, rezonings, plat/subdivision, land use/water plans, ordinances, EAW, and others.

Planning Commission (PC) Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

About Shoreland & Non-Shoreland Areas

Shoreland areas are defined in state law as that area within 1,000 feet of a lake or 300 feet of a river. Shoreland areas have some of the highest concentration of property values in the county as well as having some of the most challenging land use and environmental issues.

These issues exist because of the high value people place on our lakes and rivers, the density of development that exists in these areas, and available land for development often has environmental constraints that encourage projects to be directed towards the better land.

Non-shoreland areas are lands away from lakes and rivers and are considered non-shoreland property. Development in these areas often presents different but equally significant land use and environmental concerns. Those issues include: impact upon neighbors, legality and quality of road access, waste disposal, and noise and dust.

Development proposals tend to be on a larger scale due to the generally lower priced land. These proposals may include gravel pits, manufacturing, storage facilities, salvage yards, kennels, churches, and community centers. Non-shoreland development also includes home based businesses that could result in a need for a conditional-use permit.

Planning Commission Applications by Type

Total Number 2006-2008

Permit Type	2006	2007	2008	
			#	% of Total
Conditional Use Permits (CUP)	26	28	15	38.4%
Sales and Service	2	6	5	12.8%
Borrow Pit	7	6	4	10.2%
Resorts/Campground/B&B	2	3	0	0%
Other	3	3	0	0%
Rural Industry	0	1	0	0%
Mini-Storage	5	4	1	2.6%
Home-Based Business	2	0	3	7.7%
Planned Unit Development (PUD)	4	1	0	0%
Communication Towers	1	4	2	5.1%
Plats/Subdivisions	13	17	12	30.8%
Rezoning	6	6	7	18%
Land Use/Water Plans	1	1	0	0%
Ordinance	0	4	5	12.8%
Environmental Assessment Worksheet	2	0	0	0%
Other	1	0	0	0%
Total Applications	49	56	39	100%

Source: St. Louis County Planning and Development, 2009. Note: Plat/subdivision are only the number of applications reviewed by the Planning Commission.

Planning Commission (PC) Summary

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

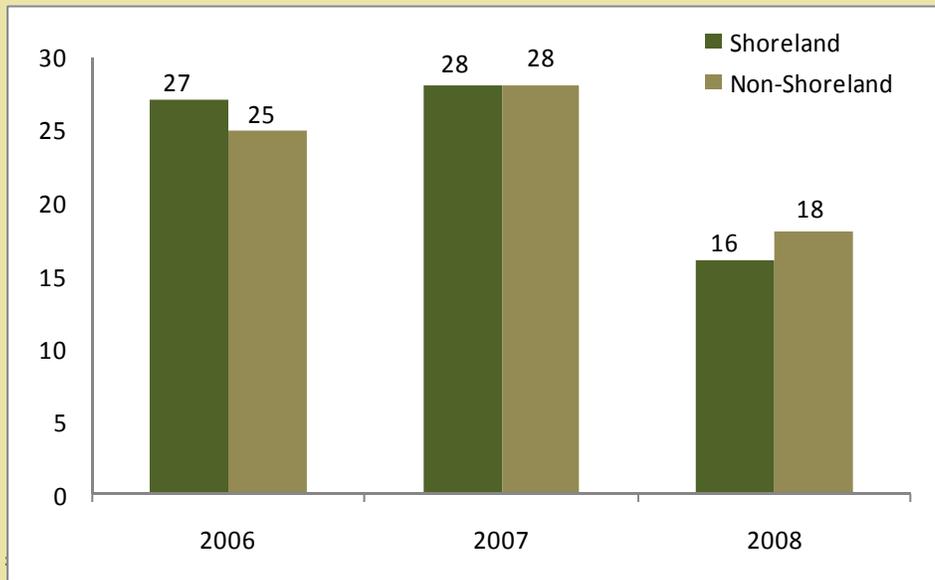
Land Use Administration

■ Shoreland Applications

In 2008, the Planning Commission reviewed 16 shoreland applications, representing 47% of the total of 34 applications.

In 2008, the Planning Commission reviewed significantly fewer applications related to shoreland compared to the previous two years.

Shoreland vs. Non-Shoreland Applications 2006-2008



Planning Commission (PC) Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

Plats & Subdivision: 2008

	Lake Name	Township	Lots	Recorded (County Board Approval)
Preliminary Plats Approved				
* 3-Bays	Vermilion	62-14 & 15 Breitung	150	April
* Long Shores	Long	67-19 Unorganized	6	May
Lac Ours	Big Lake	65-13 Unorganized	4	May
Strand Lake Properties	Strand	54-16 Cotton	5	June
** Pike River Wilderness	Pike River	58/59-16 Biwabik	87	June
**Cedar Beach	Shagawa	63-12 Morse	10	July
Ranta Development	Whiteface Res	56-14 Unorganized	13	August
Makwa Addition	Burntside	63-13 Morse	3	September
Stoney Point Cottages	Superior	51-12 Duluth	8	October
Caribou Pines	Caribou	51-15 Canosia	9	October
Plats Denied				
No Plats Denied				
Planned Unit Developments (PUDs) Approved				
No Planned Unit Developments (PUDs) approved				
Planned Unit Developments (PUDs) Denied				
No Planned Unit Developments (PUDs) denied				
Common Interest Community (CICs) Approved				
D & R Sales Inc	Crane	67-17 Crane Lake		May
Common Interest Community (CICs) Denied				
No CICs Denied				

* heard twice within 2008

*** heard in a previous year—reheard because of changes

Source: St. Louis County Planning and Development, 2009

Planning Commission (PC) Summary

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

■ Referrals to County Board

In 2008, the St. Louis County Board considered 14 items referred to it from the Planning Commission.

The Planning Commission makes recommendations to the County Board on rezonings, subdivision plats, ordinance amendments and land use plans. Recommended items included: five rezonings and nine subdivision plats.

Subdivision plat activity stayed consistent and the County Board approved nine subdivision plats, all of which all nine were on lakes.

Rezoning activity increased by two in 2008, based on the Planning Commission's recommendations.

There were no plat, CIC or rezoning denials in 2008.

Planning Commission Referrals to County Board: 2008

				Planning Commission Action	Board Action 2008
Land-Use Plans					
1.	N/A				
Rezonings					
2.	Unorganized 66-16			February 14	March 18
3.	Town of Biwabik			October 9	November 4
4.	Town of Kugler			October 9	November 4
5.	Little Mesaba			June 12	July 22
6.	Town of White			June 12	July 22
Plats					
		Lake Name	Township	Lots	
7.	Final Approval: Moose Haven	Vermilion	63-17 Unorganized	8	March 2005 December 2008
8.	Final Approval: Pine Cove Point	Vermilion	63-17 Unorganized	3	July 2005 May 2008
9.	Final Approval: Cedar Beach	Shagawa	63-12 Morse	10	February 2007 September 2008
10.	Final Approval: Northern Pines	Vermilion	63-18 Beatty	8	September 2003 December 2008
11.	Final Approval: North Sky	Vermilion	63-18 Beatty	12	June 2007 September 2008
12.	Final Approval: Markham Meadows	Little Markham	56-15 Colvin	8	June 2007 October 2008
13.	Final Approval: Moccasin Point Shores	Vermilion	63-16 Greenwood	17	August 2007 April 2008
14.	Final Approval: Island Ridges	Vermilion	63-17 Unorganized	16	October 2007 September 2008
15.	Final Approval: Pines at Smart Bay	Vermilion	63-16 Greenwood	10	November 2007 March 2008

Source: St. Louis County Planning and Development, 2009