



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 3-15-21

REPORT DATE: 3-22-21

MEETING DATE: 4-8-21

APPLICANT INFORMATION

APPLICANT NAME: Amo Enterprises LLC

APPLICANT ADDRESS: 3045 Vermilion Dr. Cook, MN 55723

OWNER NAME: Same as above

SITE ADDRESS: 2820 Vermilion Dr. Cook, MN 55723

LEGAL DESCRIPTION: Whitesand Beach Plat, Lots 16 and 17, S20, T63N, R18W (Beatty)

PARCEL IDENTIFICATION NUMBER (PIN): 250-0110-00210 and 250-0110-00200

NATURE OF REQUEST: A conditional use permit for a Short Term Rental as a Residential Use-Class II.

PROPOSAL DETAILS: The applicant is requesting approval to use the property as a short term rental. The property has been used as a short term rental prior to St. Louis County adopting short term rental standards in early 2020. The conditional use permit is required for this request because the property does not meet the minimum zoning requirements for the zone district. The zone district requires a minimum of 1 acre and 150 feet of width to be deemed conforming. The subject property is nonconforming because it contains approximately 0.84 acres.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Vermilion Drive

ROAD FUNCTIONAL CLASS: Collector

LAKE NAME: Lake Vermilion

LAKE CLASSIFICATION: GD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: Development on the property consists of a dwelling, accessory dwelling (bunkhouse), small garage, and a septic system.

ZONE DISTRICT: RES 9

PARCEL ACREAGE: 0.84

LOT WIDTH: 200 FEET

FEET OF ROAD FRONTAGE: 200 FEET

FEET OF SHORELINE FRONTAGE: 214 FEET

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The property has good screening from neighboring parcels. There is some screening from the lake, but the structures are somewhat visible from the lake.

TOPOGRAPHY: The property has a fairly consistent slope from the road to the shoreline of approximately 13 percent.

FLOODPLAIN ISSUES: The existing structures on the property appear to be above the floodplain elevation. The basement of the dwelling may be near the floodplain elevation.

WETLAND ISSUES: It does not appear there are wetland issues on the property.

ADDITIONAL COMMENTS ON PARCEL: The applicant also owns the property across the road. This area can't be used to calculate the total area of the property, but this parcel could also be utilized for parking.

FACTS AND FINDINGS

A. Plans and Official Controls:

1. St. Louis County Zoning Ordinance 62, Article III, Section 3.2 states that the minimum lot dimensions for a RES-9 zone district is 1.0 acre and 150 feet of width.
 - a. The subject property meets the minimum width requirements, but does not meet the minimum acreage requirement.
2. St. Louis County Zoning Ordinance 62, Article VI, Section 6.32 A. 7. states that that a conditional use permit is required for a short term rental dwelling unit that is located in a residential zone district parcel that does not meet the minimum zoning requirements..
 - a. St. Louis County Short Term Rental standards require additional standards in residential zoned areas; if the residential standards cannot be met, a conditional use permit is required.
 - b. In this case, the subject property does not meet the additional standard for residential zoned property that states the parcel must meet zoning minimum requirements.
3. Objective ED-2.1 of the St. Louis County Comprehensive Plan is to recognize and ensure regulatory fairness across a thriving lodging industry that includes hotels, bed and breakfasts, and vacation rentals.

B. Neighborhood Compatibility:

1. The subject parcel is zoned RES-9. The surrounding parcels are also zoned RES-9.
 - a. Short term rental is an allowed use in a residential zone district provided all standards are met or a conditional use permit is granted.
2. The majority of the surrounding parcels are used residentially including both parcels adjacent to the subject parcel.

C. Orderly Development:

1. The subject parcel is located on Lake Vermilion which has a wide variety of uses, including residential and resort type uses.
 - a. There are several resorts along Vermilion Drive in this general area.
2. The majority of the parcels along Vermilion Drive in this area are zoned residential.
 - a. Few of the parcels in this area meet both the minimum acreage and width requirements.
 - b. Due to the underlying zoning, future development is expected to consist of primarily residential use, which could include other short term rentals.

3. A short term rental use can benefit the County with supplying additional lodging options for tourists/residents as well as contributing to the County lodging tax base.

D. Desired Pattern of Development:

1. Development in the surrounding area is primarily residential use.
2. The underlying zoning of residential limits certain uses and is intended for areas in the county with extensive residential development or potential for extensive residential development.
3. Development patterns in this area are expected to primarily be residential.
 - a. Proposed short term rental uses are expected to be part of development patterns.
4. The conditional use permit process allows other landowners in the area to provide feedback on the proposed short term rental.
5. The proposed intended days for rental as a short term rental does not constitute a commercial use.

E. Other Factor(s):

1. The property has been used as a short term rental prior to St. Louis County adopting standards.
 - a. The applicant is applying for a conditional use permit in order to fulfill new St. Louis County requirements.

PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

1. Does the use conform to the land use plan?
2. Is the use compatible with the existing neighborhood?
3. Will the use impede the normal and orderly development and improvement of the surrounding area?
4. Is the location and character of the proposed use considered consistent with a desirable pattern of development?
5. What, if any, other factors should be taken into consideration on this case?

RECOMMENDED CONDITIONS, IF APPROVED

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow conditional use permit for a Short Term Rental as a Residential Use-Class II, the following conditions shall apply:

1. All other short term rental standards shall be met.
2. All SSTS requirements shall be met.
3. All other local, state, and federal standards shall be met.

**ST. LOUIS COUNTY, MN
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

Duluth

Government Services Center

320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

VirginiaGovernment Services
Center

201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

CONDITIONAL USE PERMIT APPLICATION

General - This application is used to apply for a Conditional Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. Incomplete applications will be returned. Note that the 'clock' does not begin until after payment has been processed for the application. For more information, see our website at:
www.stlouiscountymn.gov/BuildingStructures

Enter the Primary PIN and Associated PIN (if applicable) of the property to be reviewed.
PIN is found on your Property Tax Statement. For example, 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.
County Land Explorer: <https://www.stlouiscountymn.gov/explorer>
Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe>

Primary PIN **250-0110-00210**

Associated PINs

Type of Application

Does this application apply to a Short Term Rental?

Yes

Is this application being submitted for a Rehearing?

If this application is being submitted because a previous Conditional Use Permit application was denied or disapproved, please select Yes.

No

Enter Applicant Information

I am a: **Landowner**
Applicant Name: **Amo ent. LLC**
Address Line 1: **3045 Vermilion Drive**
Address Line 2: **--**
City: **Cook**
State: **MN**
Zip: **55723**
Primary Phone: **(218)666-5607**
Cell Phone: **--**
Fax: **--**
Email: **info@springbayresort.com**
Contact Person Name: **Joe Amundsen**
Contact Person Phone: **(218)780-4100**

Mailing Address Information.

This address can default from the address you selected. If the values defaulted are not correct, please enter the correct information.

Same as Applicant address? **No**
Name: **Amo ent. LLC**
Address: **3045 Vermilion Drive**
City: **Cook**
State/Province: **MN**
Zip: **55723**
Primary Phone: **--**
Cell Phone: **--**
Fax: **--**
Email: **info@springbayresort.com**

Site Information

If there is no site address, the application will be forwarded to 911/Communications to assign one.

Is there a site address for this property? **Yes**

Site Address: **2820 Vermilion Drive**

Is this leased property? **No**

Leased From? **--**

US Forest Service

US Forest Service
Superior National Forest
8901 Grand Avenue Place
Duluth, MN 55808

MN Power

MN Power
Shore Land Traditions
30 West Superior Street
Duluth, MN 55802

MN DNR, Area Hydrologist

MN DNR, Area Hydrologist
7979 Highway 37
Eveleth, MN 55734

MN DNR Land and Minerals

MN DNR Land and Minerals
1201 East Highway 2
Grand Rapids, MN 55744

St. Louis County - Duluth

St. Louis County - Duluth
Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

St. Louis County - Virginia

St. Louis County - Virginia
Land and Minerals
7820 Highway 135
Virginia, MN 55792
(218) 749-7103

Do you have written authorization from the leased property owner?

If Yes, you must attach written authorization form.

--

How is the property accessed?**Public Road****No****No****No****No**

Enter Project Information.

If you answered 'Yes' to any of the questions below, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

Is this project on a parcel less than 2.5 acres?**No****Is this project within 300 feet of a stream/river or 1,000 feet of a lake?****Yes****Is this project adding a bedroom?**

Include home, garage, and accessory dwelling.

No**Total # of bedrooms on property after project completion.****4****Does this project include plumbing or pressurized water in proposed structure?****No****If Yes, please explain:****--****Is this project connected to a municipal or sanitary district system?****No****TRAFFIC, PARKING, AND/OR DOCKAGE**

Will the proposal generate an increase in traffic?

Boat, snowmobile, truck, bus, car, etc.

No

If Yes, what is the estimated increase

--

Does the proposal require parking?

Please include employees, visitors, and other parking.

No

How many parking spaces are available on the property?

--**SIGNAGE AND LIGHTING**

Does your proposal include signage?

Include any off-site signs.

No

Please list number of signs, size, location,
and illumination of each sign

--

Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

No

If Yes, please explain

--

WASTEWATER TREATMENT

Will wastewater be generated?

Yes

If Yes, what type of system will be used to handle wastewater treatment?

Private Septic System **Yes**

Municipal **No**

SOLID WASTE

Check all types of waste generated and describe how you will collect and store waste generated from the business below.
Additional information may be required based on the scope of the project.

Household Garbage **Yes**

Oil and Grease **No**

Other Automotive Fluids **No**

Animal Waste **No**

Chemicals **No**

Medical **No**

Hazardous **No**

Demolition Waste **No**

Wood and Sawdust **No**

Radioactive **No**

Other **No**

If Other, please explain --

Please describe collection and disposal: **We will collect daily & bring to to sanitary landfill daily**

SHORT TERM RENTAL WORKSHEET

Please complete the following questions required for Short Term Rentals.

Short Term Rental Use Information

Is the property located in one of the following zone districts: Commercial or Sensitive?

No

Is the property located in a Residential zone district?

If yes, additional standards apply. (See fact sheet for additional standards)

Yes

Is there more than one rental dwelling unit on the same parcel or single units on contiguous parcels under common ownership?

No

Do you currently reside at this property?

No

Is the property used primarily for rental purposes?

If yes, shall be deemed a Commercial Use-Class II and subject to ordinance requirements regarding commercial use.

No

Current Use of Property

How is the property currently being used?	4 months weekly, 8 months personal
Describe the proposed use. (List all structures included)	4 months weekly, 8 months personal

Occupancy Information

Total # of Bedrooms on Property?	4
Total # of Allowed Guests?	10

Description of Yearly Use

(Total number of days must equal 365)

Intended # of days for personal use:	185
Intended # of days for rental use:	120
Intended # of days unused:	60

***Primary use of the property for short term rental purposes may affect your property tax classification. Please contact your County Assessor for more information. <https://www.stlouiscountymn.gov/departments-a-z/assessor>**

Required Postings

Have applicable licenses, rules and regulations and emergency contact information for police, fire, hospital, septic tank pumper, and permittee/owner/operator been posted in a prominent location within the rental unit?

Yes

Have Aquatic Invasive Species (AIS) prevention guidelines been posted for watercraft use?

(Please attach copy)

Yes

Screening

What type of visual screening will be used?

From Roads:

Vegetative

No

No

From Adjacent Properties

No

No

No

From Lakeshore

Vegetative

No

No

No

Please describe:

--

Authorizing Agencies

Have you received a Lodging License from the Minnesota Department of Health for this Short Term Rental?

(Please attach copy)

If No, your application will be returned.

No

Have you received a Minnesota Tax Identification Number from the Minnesota Department of Revenue for this Short Term Rental? (Please attach copy)

If No, your application will be returned.

Yes

ADDITIONAL REQUIRED INFORMATION & ATTACHMENTS**1. Electronic Map or Sketch:**

- Boundary lines with parcel dimensions.
- Existing Buildings, (see site sketch form for required information)

If located in a RES zone district, property lines shall be located by a licensed land surveyor OR a written agreement between the adjoining property owners and the short term rental permittee/owner/operator may be submitted and filed with the Department.

2. Documents:

- Copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval.
- Copy of current Minnesota Department of Health Lodging License and other applicable licenses.
 - Minnesota tax identification number and other applicable identification numbers.
 - Proof of appropriate liability insurance.
 - On-site parking plan.
- Current contact information for person(s) responsible for property management.
 - Photo documentation of visual demarcation of the property lines.
 - Evidence of ownership.
- Other information as deemed necessary by the Director.

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans, and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any result invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

If your name, contact information or email address have changed, you should update your contact information in the portal by selecting 'Maintain Contact Information' at the top of this page.

Submitted By: --
 Address: --
 City: --
 State: --
 Postal Code: --
 Email Address: --

I have read and agree to the statement above.

No



Conditional Use Permit (CUP)

Residential Use Class II - Short Term Rental

APPLICATION St. Louis County, Minnesota

Permit # Permit #

About: This application is used to apply for a Short Term Rental Permit. Applicants will need to attach all required worksheets, information and attachments in order to process. For more information, see our website at: <http://www.stlouiscountymn.gov/land-use>

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

Primary PIN Structure/SSTS	250 - 0110 - 00210	Associated PIN	-
Associated PIN	-	Associated PIN	-

E.g. 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project. County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

APPLICANT

Applicant Name (Last, First) Amo Ent. LLC		I am a... <input type="checkbox"/> Permittee/Operator <input type="checkbox"/> Homeowner <input checked="" type="checkbox"/> Other		Daytime # 218-666-5607	Date 2-26-21
Applicant Address 3045 Vermilion Drive		City Cook	State MN	ZIP 55723	
Applicant Email info@springbayresort.com					
Contact Person Joe Amundson		Contact Person # 218-780-4100			
Mailing Address (Where to Send Permit) 3045 Vermilion Drive		City Cook	State MN	ZIP 55723	
Email Address (Where to Email Permit) info@springbayresort.com					

SITE INFORMATION

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)
If yes above, please list site address: 2820 Vermilion Drive		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St Louis County <input type="checkbox"/> Other
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
How is the property accessed? <input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road <input type="checkbox"/> Easement <input type="checkbox"/> Water <input type="checkbox"/> Other		
(If accessed by easement, easement documentation must be attached.)		

TYPE OF APPLICATION

PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR

☒ Conditional Use Permit: Short Term Rental - **\$630** ☐ Conditional Use Permit Rehearing: Short Term Rental - **\$200**

AGREEMENT

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any resulting permit invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

CONTACT: Planning and Community Development Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/landuse

Duluth

Government Services Center

320 West 2nd Street, Suite 301

Duluth, MN 55802

(218) 725-5000

Virginia

Government Services Center

201 South 3rd Avenue West

Virginia, MN 55792

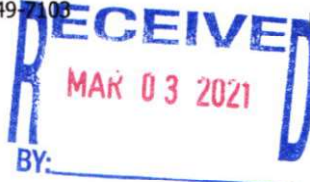
(218) 749-7100

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____



BY: _____



Residential Use Class II - Short Term Rental

WORKSHEET St. Louis County, Minnesota

PERMIT TYPE



Short Term Rental Permit (Requires Conditional Use Approval)

SHORT TERM RENTAL

☐ Yes ☒ No Is the property located in one of the following zone districts: **Commercial or Sensitive**?

If yes, a Conditional Use Permit Application is required.

☒ Yes ☐ No Is the property located in a **Residential** zone district?

If yes, additional standards apply. (See fact sheet for additional standards)

☐ Yes ☒ No Is there more than one rental dwelling unit on the same parcel or single units on contiguous parcels under common ownership?

If yes, is subject to ordinance requirements for proposed use and a Conditional Use Permit Application may be required.

☐ Yes ☒ No Do you currently reside at this property?

☐ Yes ☐ No Is the property used primarily for rental purposes? *Rented weekly 4 months*

If yes, shall be deemed a Commercial Use-Class II and subject to ordinance requirements regarding commercial use.

How is the property currently being used?

*4 months weekly
8 months personal*

Please describe the proposed use. (List all structures included with the proposed use)

4 months weekly 8 months personal

OCCUPANCY INFORMATION

4

Total # of bedrooms on the property

10

Total # of allowed guests

DESCRIPTION OF YEARLY USE* (Total number of days must equal 365)

185

Intended # of days for personal use

120

Intended # of days for rental use

60

Intended # of days unused

*Primary use of the property for short term rental purposes may affect your property tax classification. Please contact your County Assessor for more information. <https://www.stlouiscountymn.gov/departments-a-z/assessor>

TRAFFIC, PARKING, AND/OR DOCKAGE

☐ Yes ☒ No Will the proposal generate an increase in traffic? (Boat, snowmobile, truck, bus, car, etc.)

If Yes, how many parking spaces are available on the property? (Please attach on-site parking plan)

Lots of Parking - across Road is ours as well

SIGNAGE AND LIGHTING

☐ Yes ☒ No Does your proposal include signage? (Include any off-site signs)

If Yes, please list number of signs, size, location, and illumination of each sign:

☐ Yes ☒ No Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

If Yes, please explain:

Just Lights on House & by lake that have been there forever

REQUIRED POSTINGS

☒ Yes ☐ No Have applicable licenses, rules and regulations and emergency contact information for police, fire, hospital, septic tank pumper, and permittee/owner/operator been posted in a prominent location within the rental unit? (Please attach copies)

If No, please explain:

☒ Yes ☐ No Have Aquatic Invasive Species (AIS) prevention guidelines been posted for watercraft use? (Please attach copy)

If No, please explain:

WASTEWATER TREATMENT

Will wastewater be generated?

☒ Yes ☐ No

If Yes, what type of system will be used to handle wastewater treatment?

☒ Private Septic System

☐ Municipal

☐ Other, please explain:

SOLID WASTE Check all types of waste generated and describe how you will collect and store waste generated from the Short Term Rental below:

☒ Household Garbage

☐ Animal Waste

☐ Other

If Other, please explain:

Please describe collection and disposal:

we collect daily & bring to sanitary landfill daily

SCREENING

What type of visual screening will be used:

From Roads

☒ Vegetative ☐ Fence ☐ Other

From Adjacent Properties

☒ Vegetative ☐ Fence ☐ Other

From Lakeshore (if applicable)

☐ Vegetative ☐ Fence ☐ Other

Please Describe:

we have vegetation around property to separate from neighbors

AUTHORIZING AGENCIES

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Have you received a Lodging License from the Minnesota Department of Health for this Short Term Rental? (Please attach copy) If No, your application will be returned. <i>* Gary Collyard said we don't need one - email attached</i>
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Have you received a Minnesota Tax Identification Number from the Minnesota Department of Revenue for this Short Term Rental? (Please attach copy) If No, your application will be returned.

ADDITIONAL REQUIRED INFORMATION & ATTACHMENTS

1. Electronic Map or Sketch:

Boundary lines with parcel dimensions.

Existing Buildings (see site sketch form for required information).

If located in a **RES** zone district, property lines shall be located by a licensed land surveyor **OR** a written agreement between the adjoining property owners and the short term rental permittee/owner/operator may be submitted and filed with the Department.

2. Documents:

Copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval.

Copy of current Minnesota Department of Health Lodging License and other applicable licenses.

Minnesota tax identification number and other applicable identification numbers.

Proof of appropriate liability insurance.

On-site parking plan.

Current contact information for person(s) responsible for property management.

Photo documentation of visual demarcation of the property lines.

Evidence of ownership.

Other information as deemed necessary by the Director.

CONTACT: Planning and Community Development Department**Technical Assistance**

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/landuse**Duluth**Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000**Virginia**Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103**Office Use Only**

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____

Site Sketch Form

The sketch is to graphically illustrate your proposed project(s)

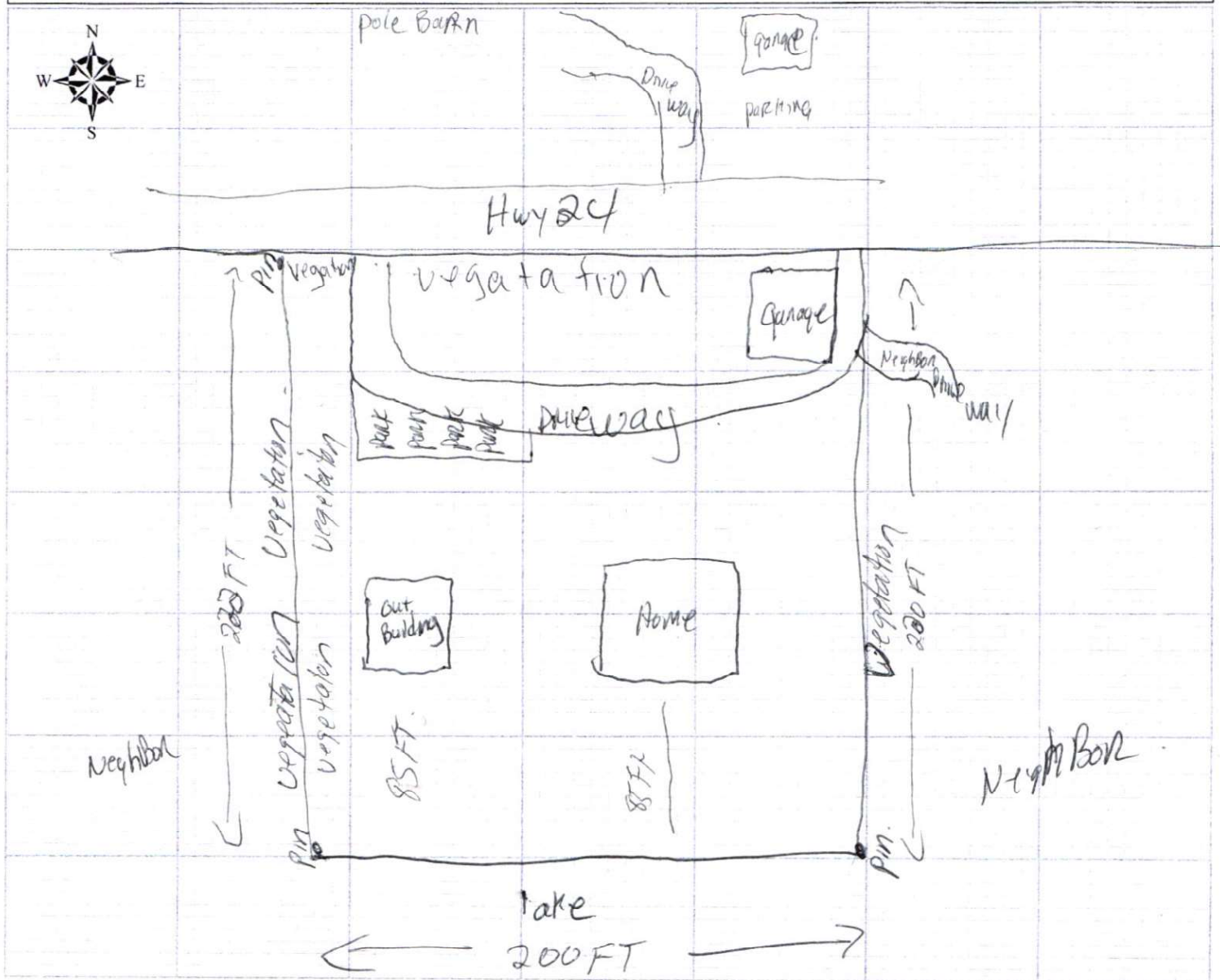
Draw and Label on Sketch (in feet)

- ☐ *All Structures on the Property and Dimensions
- ☐ *All Driveways, Access Roads, and Wetlands
- ☐ *All Proposed Structures and Dimensions
- ☐ *All Parking Areas
- ☐ *All Fencing and Vegetative Screening

- ☐ *Distance of Existing/Proposed Structures to Shoreline (Closest Point)
- ☐ *Distance of Existing/Proposed Structures to Septic System and Tank
- ☐ *Distance of Existing/Proposed Structures to Property Lines
- ☐ *Distance of Existing/Proposed Structures to Road Centerline and Right-of Ways

You may submit your own site sketch **IF** it has the required information indicated above.

*Applicant Name: Joe Amundson
 *Site Address: 2820 Vermilion Drive
 *PIN:



Sanitary Authority Use Only

Sanitary Review: (To be determined by appropriate sanitary authority.)

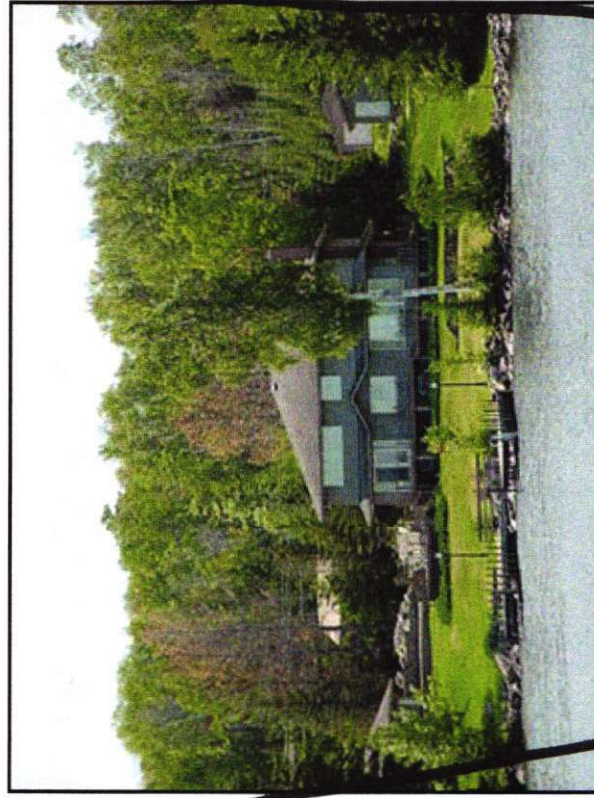
Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? ☐ Yes ☒ No

Sign off:

Signature _____

Title _____

West
Property
Line



East
Property
Line

**Individual Sewage Treatment System
Certificate of Compliance
Existing System**

Site: AMO ENTERPRISES
2820 VERMILION DR
Address: COOK MN 55723

AMO ENTERPRISES LLC
3045 VERMILION DR
COOK MN 55723

Permit Number 16505
Date of Permit: 06/05/1992
Date of Issue: 12/01/2020
Date of Inspection 10/15/2020

Parcel Code 250-110-210

Township: BEATTY (6318)

Inspector:
Vermilion Barging Inc

Legal Description:
LOT: 17

The system was sized for a Single Family Dwelling with 5 Bedrooms.

The permit was granted for:

A Replacement Standard System

ONE 1,500 Gallon Septic Tank(s) ONE 500 Gallon Pump Tank(s)

System consists of 200 Feet of 3 Foot wide Std Rock Trench with a total of 12 Inches of Rock

System is issued a Certificate of Compliance

Comments:

DISCLAIMER: St. Louis County issues Certificates of Compliance as part of its discretionary activities on behalf of the public. St. Louis County disavows and assumes no liability for damages to person or property in any manner or form resulting from the issuance of this Certificate of Compliance. St. Louis County cannot and does not guarantee the successful operation of the system.

This Certificate of Compliance is valid for three years unless the system fails and becomes a public health hazard or nuisance.

By: Tyler Lampella 115
TYLER LAMPELLA 218-749-0627
Environmental Specialist Senior

St Louis County Planning & Community Development



Joe Steve Amundson <jandvonvermilion@gmail.com>

Short-Term Rental

1 message

Collyard, Gary (MDH) <gary.collyard@state.mn.us>

Fri, Sep 25, 2020 at 4:39 PM

To: "bourbonaisj@stlouiscountymn.gov" <bourbonaisj@stlouiscountymn.gov>

Cc: "info@springbayresort.com" <info@springbayresort.com>, "Saloum, Jason (MDH)" <jason.saloum@state.mn.us>

Jenny,

Mr. Joe Amundson is proposing to rent his vacation home property at [2820 Vermilion Drive](#), Cook (pin 250-0110-00210) for periods no shorter than seven days; therefore, a lodging license from the Minnesota Department of Health is not required.

Please feel free to contact me if you have any questions.

Gary Collyard

Public Health Sanitarian III | Food, Pools, & Lodging Services

Minnesota Department of Health

Office: 218-302-6147 | Mobile: 218-940-9306



Existing Legal Description from Document No. 503352

Lots Sixteen (16), Seventeen (17) and Eighteen (18),
WHITESAND BEACH, St. Louis County Minnesota.

-AND-

All that part of Government Lot Three (3), Section Twenty (20),
Township Sixty-three (63) North, Range Eighteen (18) West,
of the Fourth Principal Meridian described as follows:

Beginning at the Southwest corner of said Government
Lot 3; thence go East along the Southern boundary line of said
Government Lot 3 a distance of 247.12 feet to the point of
beginning of the tract herein conveyed; thence go East along
the boundary line of said Government Lot 3 a distance
of 683.99 feet to a point; thence go East to a point on the Southern boundary
line of County Highway No. 24; thence go East along said County
Highway No. 24 a distance of 772.37 feet to a point; thence in a Southerly direction a distance
of 693.57 feet back to the point of beginning.

New description for Parcel "A"

That part of Government Lot 3,
Section 20, Township 63 North, Range 18 West, of the
Fourth Principal Meridian described as follows: Commencing
at the Southwest corner of said Government Lot 3; thence go East
along the boundary line of said Government Lot 3 a distance of 683.99 feet
to a point; thence go East to a point on the Southern boundary
line of County Highway No. 24; thence go East along said County
Highway No. 24 a distance of 772.37 feet to a point; thence in a Southerly
direction a distance of 615.69 feet to the point of beginning and there terminating.

New description for Parcel "B"

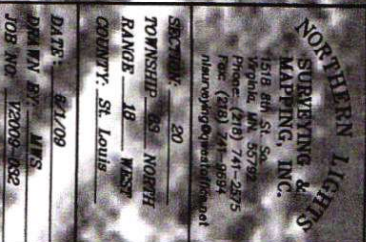
That part of the unpatented portion of Government Lot 3,
Section 20, Township 63 North, Range 18 West, of the Fourth
Principal Meridian, described as follows: Commencing at the
Southwest corner of said Government Lot 3; thence go East
along the boundary line of said Government Lot 3 a distance of 550.52 feet to
the point of beginning; thence go East along the boundary line of said
Government Lot 3 a distance of 350.53 feet to the southwest corner
of said Government Lot 3; thence go East along the boundary line of said
Government Lot 3 a distance of 229.66 feet to the southeasterly right-of-way of
County Highway No. 24; thence go East along the boundary line of said
Government Lot 3 a distance of 1107.42 feet to a point; thence in a Southerly
direction a distance of 412.57 feet to the point of beginning and there terminating.

CERTIFICATE OF SURVEY

A Boundary Survey within
the plat of WHITESAND BEACH
& Government Lot 3, Section 20,
Township 63 North, Range 18 West,
St. Louis County, Minnesota.

Joe Amundson
Surveyor





On July 24, 1860, title and Christiane (redaction) conveyed to John E. and Mary E. (redaction) an undivided portion of Government Lot 3 (see plot of WITNESS BEACH). The deed is recorded in Book of Deeds 885, page 168.

On October 4, 1973, Jager conveyed a portion of the undivided portion of Gov't Lot 5 to Arne and Corriele Isabella. The parcel is described on Document No. 183935. The Isabells conveyed the same property to the VonHamms on June 27, 1890 (see Doc. No. 500333). On July 5th 1980 the VonHamms conveyed the same property to Timothy and Coyle Griseal (see Doc. No. 500333). The Griseals were in the process of conveying it to Joseph Annundson, of the time of this survey. The final leg of the legal description, which is also the west line of the parcel, reads "thence to a southerly direction a distance of 605.57 feet back to the point of beginning."

On February 19, 1976, Jager conveyed to Don & Olga Isabel the East 100.08 feet of the West 245.51 feet of Government Lot 5 of Gov't Lot 3. The deed (see Doc. No. 202251) includes a detailed survey map done in 1972 by Zenith Surveying Co. (see above), and refers to the parcel as "designated as Parcel 2 on the sketch, attached hereto." The Zenith map shows the east line of the parcel as being 695.57 feet in length. The map has the undivided portion of Gov't Lot 3 divided into two parcels. Parcel 1, which is the easterly most parcel, straddles a former boundary with parcel 2. The Griseals decided "parcel 2" to the Griseals (see Doc. No. 451861) and they decided it to its current owner the Columbias (see Doc. No. 276153).

On March 19, 1967, the Estate of Jager, conveyed to Don & Olga Isabel, of November 14, 1962, is the Estate of Jager. On March 19, 1967, it shows the Jager Estate as having sold The West 245.51 feet of Government Lot 5 of Gov't Lot 3 to Lowell and Betty Wilson. This deed is a recision on the above noted Zenith survey map on "Parcel 2."

Jager owned the entire undivided portion of Gov't Lot 5 from 1951 until October of 1973, when he conveyed the first of three conveyances to the Isabells. Zenith Surveying Company's map is dated June, 1973, indicating that Zenith surveyed the property for Jager. The map shows the distance along the northern boundary of Parcel 1 as being 772.57 feet with parcels 1 & 2 sharing a common boundary. The 772.57 distance was used in all of the conveyances of parcel 1 that followed the creation of parcel 2.

On October 10, 1980, the aforementioned mis-drawings of Zenith map clearly indicate that the Isabells own an entire lot, and show up on the plot of WITNESS BEACH on parties from the north line along up on the corner of Lot 6-4 to a point of interest of a curve in the pattee right-of-way. Zenith map does show the pattee point of interest, but the map clearly indicates that the right was not to have the north line of parcel 1's westerly terminus to be at the point of curvature. Our survey is based on the Annundson and Colombo parcels striding a common line as shown on the Zenith map and on our believe as warranted when Jager conveyed the property to the Isabells as if Parcel 2.



EMERGENCY CONTACT INFORMATION

Short Term Rental St. Louis County, Minnesota

About: The permittee/owner/operator shall post within the rental unit the rules and regulations and emergency contact information for police, fire, hospital, septic tank pumper, and permittee/owner/operator.

APPLICANT

Name Joe Amundson Spring Bay Resort			
Address 3045 Vermlan Drive		City Cook	State mn
ZIP 55723			
Email Info @ Spring Bay Resort.com			
Contact Person Joe Amundson / Steve	Contact Person # 218 740 4100 218780 218 666 5607 5941		
Contact Person Email Info @ Spring Bay Resort.com			

PROPERTY MANAGEMENT/LOCAL CONTACT

Name ↑		
Address SAME		City ZIP
Email		
Contact Person	Contact Person #	
Contact Person Email		

POLICE

Station Name St Louis county sheriff		
Address 300 St 5th ave		City Virginia
ZIP mn.		
Non-Emergency # 218 749 7134	Emergency # 911	

FIRE

Station Name Cook mn		
Address 111 2nd St E.		City Cook
ZIP 55723		
Non-Emergency # 218 666 2860	Emergency # 911	

HOSPITAL

Name <i>Cook Hospital</i>		
Address	City <i>COOK</i>	ZIP <i>55723</i>
Contact # <i>218-6665945</i>		

SEPTIC TANK PUMPER

Name <i>Tony Good to go Septic Pumping.</i>		
Address <i>7806 Wabari Rd.</i>	City <i>Virginia</i>	ZIP <i>55792</i>
Email		
Contact Person <i>Tony.</i>	Contact Person # <i>218-750 0103</i>	
Contact Person Email <i>2</i>		

CONTACT: Planning and Community Development Department**Technical Assistance**

Toll Free: 1-800-450-9777
Land Use Information
www.stlouiscountymn.gov/landuse

Duluth

Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____
Receipt Date _____
Payment Amount _____
Paid By _____

House Rules

10 PM Quiet Time

Stay within property boundaries...keep OFF neighbors property

Dishes must be done before checking out

Stay within limit on number of guests as agreed on

See Aquatic Invasive Species Prevention Guideline

Please launch boat at an inspection site, or at Spring Bay Resort (trained staff on site)

Emergency #'s

218-666-5607 Spring Bay Resort

218-780-4100 Joe Amundson

218-780-5941 Steve Amundson

218-666-5945 Cook Hospital

218-666-5941 Cook Clinic

218-749-7134 Sheriff Dept. (NON- EMERGENCY)

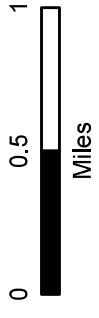
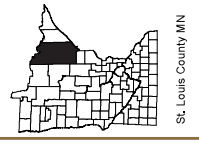
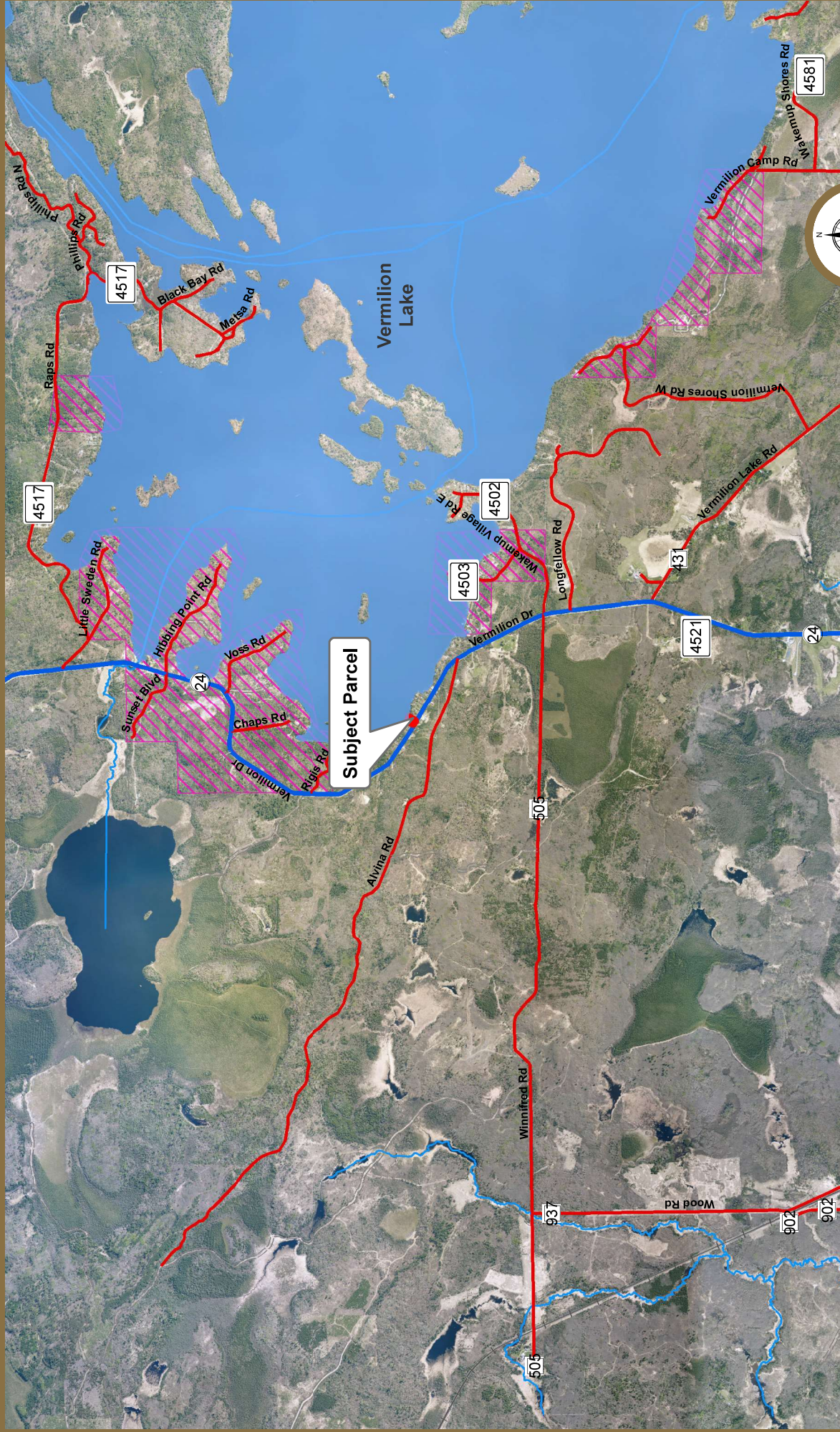
218-750-0103 Tony's Good To Go (SEPTIC PUMPER)

218-666-2866 Cook Fire Dept. (NON-EMERGENCY)

*****911 for all immediate emergency needs*****

St. Louis County

April PC Meeting



Amo Enterprise
Location Map
PIN:250-0110-00210



Prepared By: **Planning & Community Development**
 (218) 725-3000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 3/15/2021

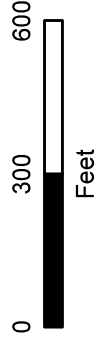
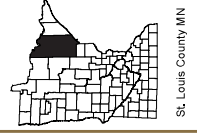
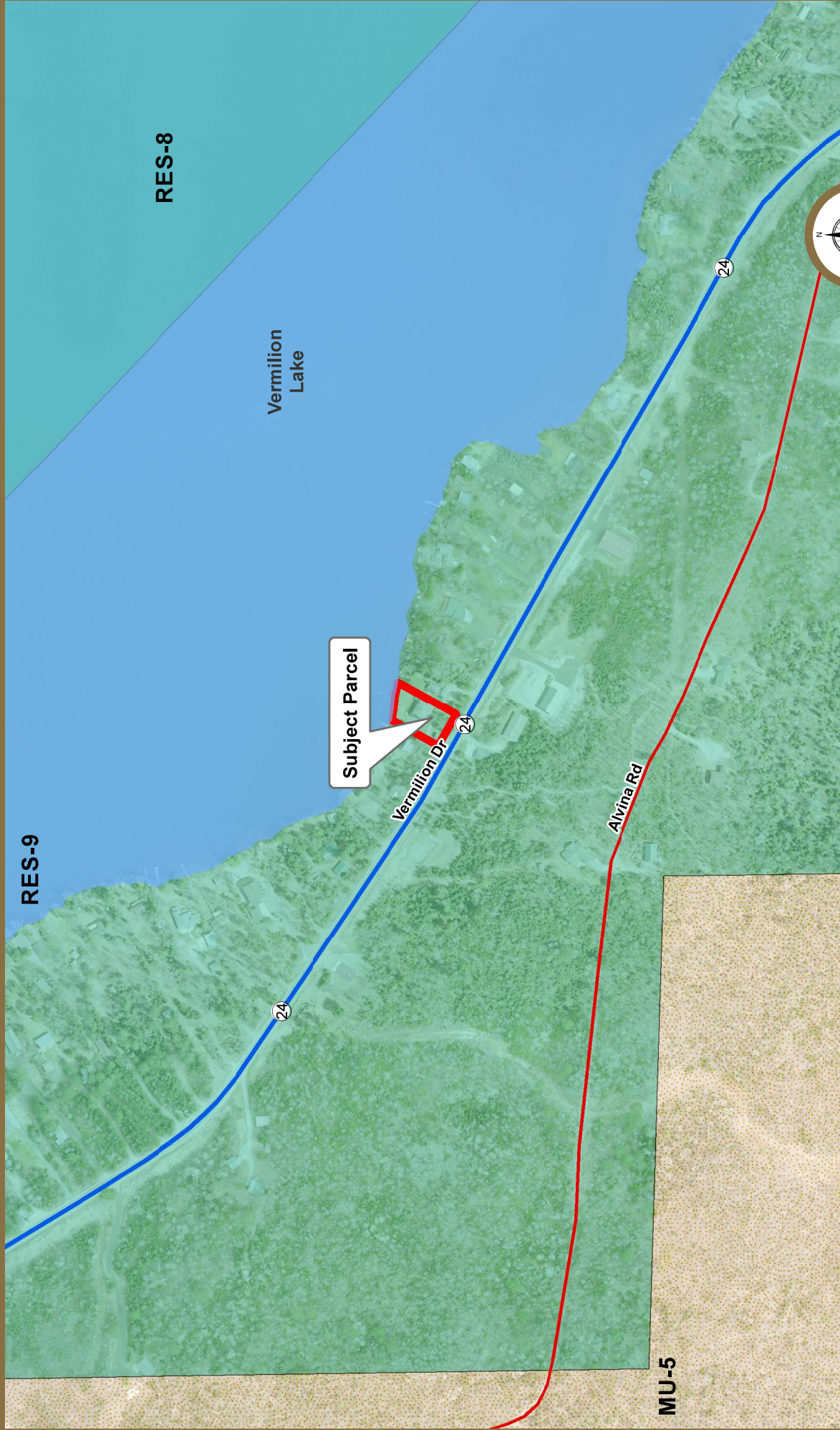
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St. Louis County

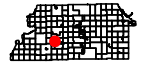
April PC Meeting



Amo Enterprise

Zoning Map

PIN:250-0110-00210



Prepared By: **Planning & Community Development**
(216) 725-3000
www.stlouiscountymn.gov
Source: St. Louis County

Map Created: 3/15/2021

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St. Louis County



Site Map



Prepared By: Planning & Community Development
2161 725-3000
www.stlouiscountytn.gov

Source: St. Louis County

Map Created: 3/17/2021

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