



Presenter

Donald Rigney – Senior Planner



David F. Coughlan

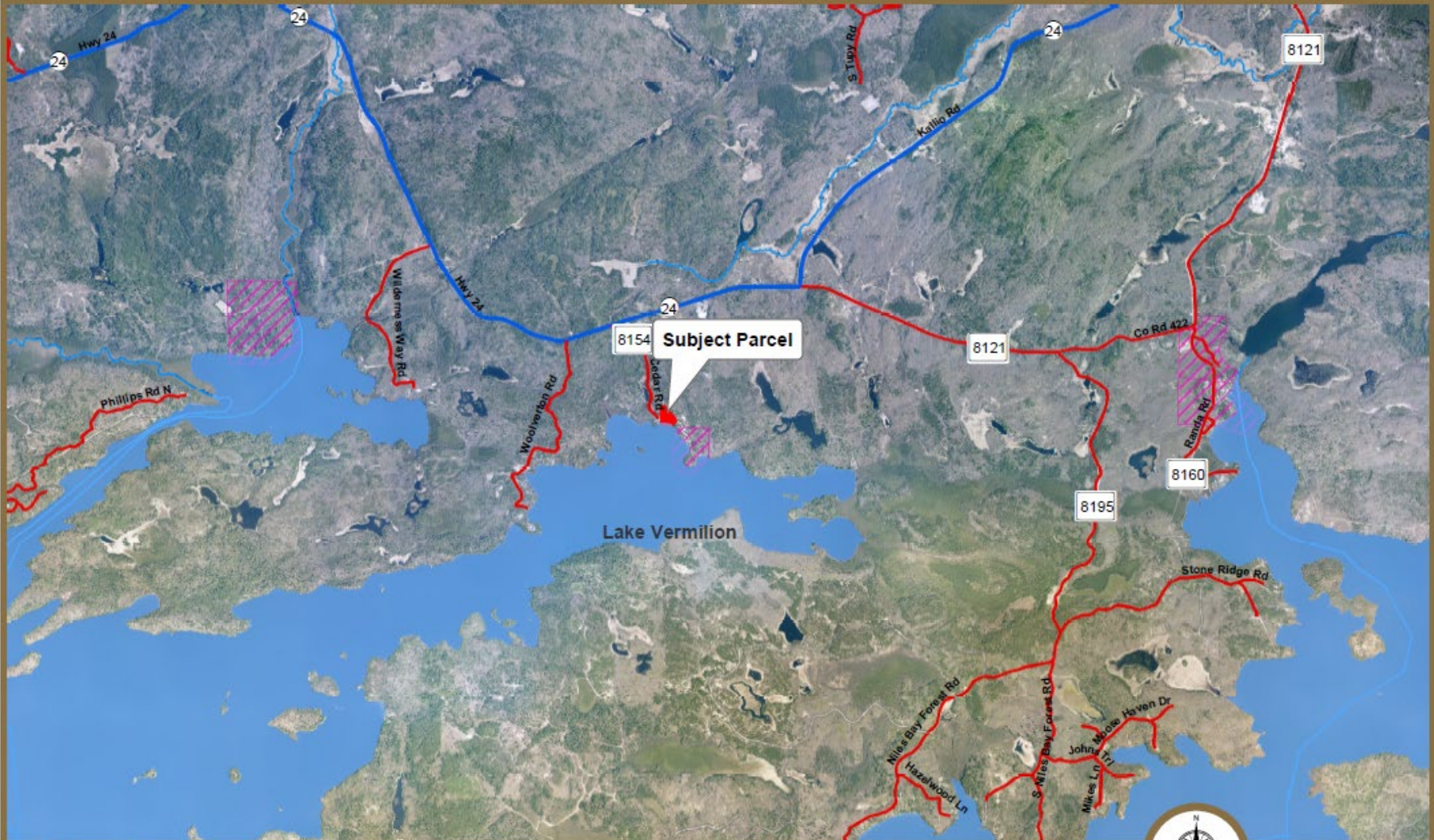
3262 Cedar Road, Orr, MN
Unorganized 63-17

Request

- The applicant is proposing 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.
- This property requires a conditional use permit due to the lot being zoned residential and not meeting zoning minimums.
- Zoning minimum acreage is 2.5 acres and the subject property contains 1.32 acres.
- The proposal states that 25 days out of the year the property will be rented.
 - This does not constitute a commercial use and would be allowed with proper permitting in a residentially zoned area.
- The property contains two dwellings.
 - The applicant is proposing that when the property is rented, guests will have access to only one of the two dwellings and the other will remain closed.

St. Louis County

April PC Meeting

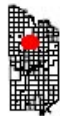


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Development
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Source: St. Louis County
Map Created: 3/10/2021

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Location Map
PIN:698-0010-01150



St. Louis County MN

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April PC Meeting

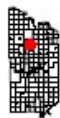


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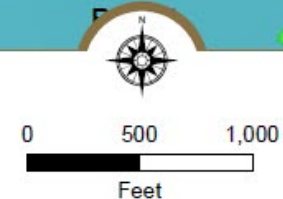
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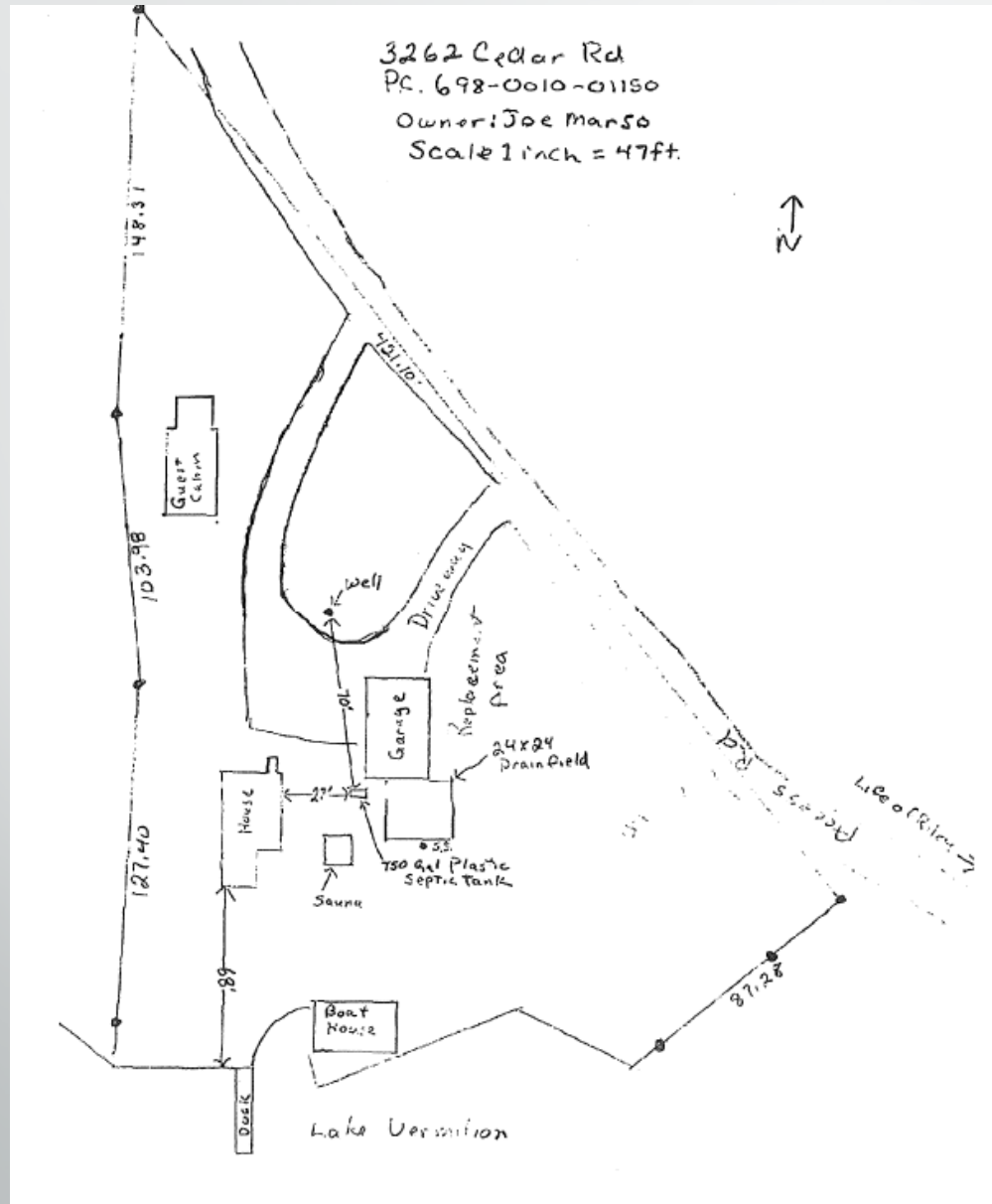
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Zoning Map
PIN:698-0010-01150

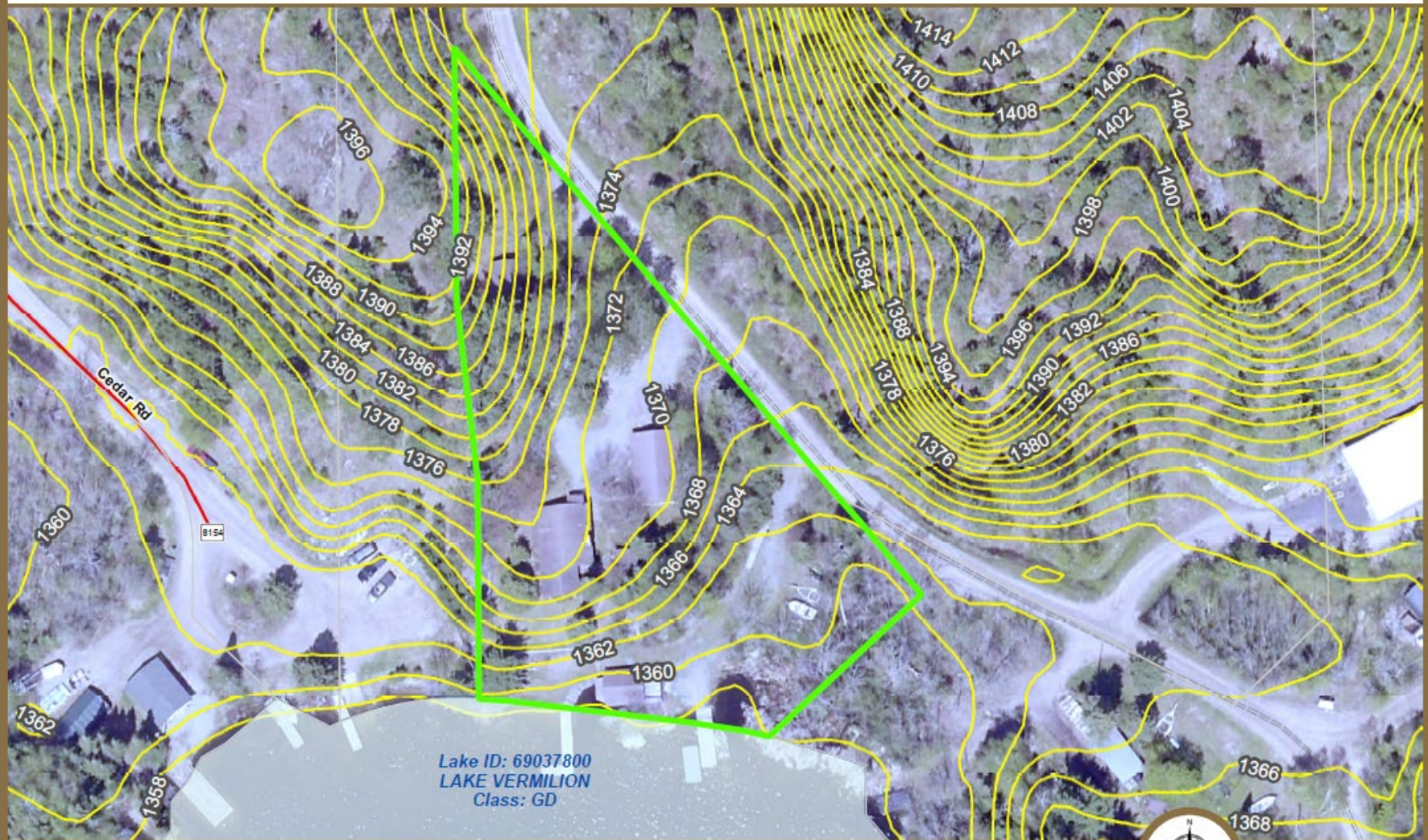


St. Louis County MN



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April BOA Meeting



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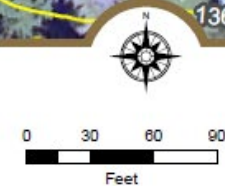
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Site/Elevation

PIN: 698-0010-01150



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Neighborhood

PIN: 698-0010-01150



0 140 280 420
Feet



St. Louis County MN



Main Dwelling





Second Dwelling





View from Lake



Parking Area



Driveway



Staff Facts & Findings

Plans and Official Controls

1. St. Louis County Zoning Ordinance 62 Article III, Section 3.2 states minimum lot dimensions for each zone district.
 - a. RES-5 requires a minimum of 2.5 acres and 200 feet in width.
 - b. The subject parcel is zoned RES-5 and is 1.32 acres and 228 feet of width at the building location.
2. St. Louis County Short Term Rental standards state that for a property to be rented out as a short term rental, a performance standard permit or a conditional use permit is required.
 - a. St. Louis County Short Term Rental standards require additional standards in residential zoned areas; if the residential standards cannot be met, a property owner may apply for a conditional use permit.
 - b. The subject property has not met the additional standard for residential zoned property that states the parcel must meet zoning minimum requirements.
3. The subject property contains two principal dwellings.
 - a. Both dwellings exceed accessory dwelling standards and therefore are considered principal dwellings.

Plans and Official Controls

4. St. Louis County Zoning Ordinance 62 Article VI, Section 6.32A 2.b states that no more than one rental dwelling unit per parcel may be rented.
 - a. Additional occupancy, other than by the owners of the property, by use of recreational vehicles, tents, accessory structures, garages, boathouse, pole barn, shed, fish houses or similar structure is not allowed.
 - b. The applicant is proposing that when the property is rented, guests will have access to only one of the two dwellings and the other will remain closed.
5. Objective ED-2.1 of the St. Louis County Comprehensive Land Use Plan is to recognize and ensure regulatory fairness across a thriving lodging industry that includes hotels, bed and breakfasts, and vacation rentals.

Neighborhood Compatibility

1. The subject parcel is zoned RES-5. The surrounding riparian parcels are zoned RES-5.
 - a. 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. Life of Riley Resort is located within 300 feet to the southeast of the subject parcel.
 - a. The resort is zoned SMU-5 and within the Lakeshore Commercial Overlay.
3. The adjoining parcel to the east is under the same ownership as Life of Riley Resort.
4. The adjoining parcel to the west is a public boat landing and is owned by the Minnesota Department of Natural Resources.
5. The subject property and Life of Riley Resort utilize the same access off of Cedar Road.

Orderly Development

1. The subject parcel is located in Norwegian Bay on Lake Vermilion.
2. A majority of parcels in Norwegian Bay are zoned residential.
 - a. 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.

Desired Pattern of Development

1. Development in the surrounding area is primarily residential use with the exception of an adjacent resort.
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 of 25 does not constitute a commercial use.

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 on property that does not meet the minimum zoning requirement to allow 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.



Correspondence



Planning Commission

Questions?



Public

Questions?