

**Amendments to Town of Duluth Zoning Ordinance Number 3 – August 12, 2005**

Amendments adopted by the Duluth Township Board of Supervisors

August 10, 2007

The Board of supervisors of the Town of Duluth ordains that the Town of Duluth Zoning Ordinance Number 3 – August 12, 2005 (The Ordinance) be amended as described in this document. These amendments are detailed in the following sections which identify the general topic area, the specific changes to the ordinance, and the effective date of the amendment. New text being added to the Ordinance is shown in italics; this text would not be italicized in future printings of the Ordinance, but is italicized here to clearly delineate it from other explanatory text.

**1. Short Term Rental of Residential Properties (amendments effective January 1, 2008)**

- a. The following text is added to **Article II: Definitions** in the appropriate alphabetic sequence:

*Dwelling, Short-term Rental* – A single-family, two-family or seasonal dwelling where the dwelling is rented by the owner for periods of less than 30-days and is not occupied by its owner during rental periods.

- b. The following changes are made to **Article V, Table 5.e, Zoning District Land Use Matrix** in the appropriate alphabetic position:

Add a line entitled “*Dwelling, short-term rental*”; designate “C” (Conditional use) in zones: FAM-1, FAM-2, FAM-3, MUNS-4, SMU-6, SMU-6A, SMU-8; designate “PS”(permitted with performance standards) in zones SCO-8A, SCO-8B, COM3; designate “not permitted” in zone LIU-3A.

- c. In **Article IX: Conditional Uses**, insert the following new section after Section 12, creating a new Section 13 and renumbering subsequent sections as appropriate:

**Section 13 Special Requirements and Conditions for Dwellings, Short-Term Rental**

- A. The property meets the State of Minnesota compliance criteria for individual septic treatment systems or has a valid connection to the Duluth North Shore Sanitary District Sewer.*
- B. Garbage/trash removal services are under contract.*
- C. There is adequate off-road parking.*
- D. There is adequate access to the property for emergency vehicles.*

- d. In **Article VIII: Performance Standards**, insert the following new section after Section 15, creating a new Section 16 and renumbering subsequent sections as appropriate:

**Section 16 Dwellings, Short-Term Rental**

- A. The property meets the State of Minnesota compliance criteria for individual septic treatment systems or has a valid connection to the Duluth North Shore Sanitary District sewer.*
- B. Garbage/trash removal services are under contract.*
- C. There is adequate off-road parking.*
- D. There is adequate access to the property for emergency vehicles.*

## 2. Modifications of Timber Harvest in Riparian Areas (amendments effective August 20, 2007)

a. **Article VI: Shoreland Overlay (SLO), Section 2.B.4** is repealed. It is replaced by the following:

**4. Clear Cutting and Timber Harvest.** *Clear cutting and timber harvest are prohibited, except under the following conditions.*

a. *clear cutting is allowed only if it is part of an approved site development plan, or if it is conducted or required by an authorized public service such as public roads or utilities.*

b. *timber harvesting is allowed only if it is outside the building setback from the lakeshore and it is part of a forest management plan, written in the last 10 years by a Department of Natural Resources approved plan writer.*

b. **Article VI: Shoreland Overlay (SLO), Section 4.B.1** is repealed. It is replaced by the following:

**1. Timber harvest within SLO.** *There will be no timber harvesting within the SLO dimensions specified in Table 5.2 unless it is part of a forest management plan, written in the last 10 years by a Department of Natural Resources approved plan writer, that describes the necessity for harvest to improve the forest condition.*

## 3. Specifications for a Subordinate Residential Dwelling (amendments effective August 20, 2007)

a. The following text is added to **Article II: Definitions** in the appropriate alphabetic sequence:

***Dwelling, Subordinate Residential*** – *A secondary residential structure to accommodate immediate family members in cases where the primary living structure can no longer house all family members, or where grandparents may be housed.*

b. The following changes are made to **Article V, Table 5.3, Zoning District Land Use Matrix** in the appropriate alphabetic position:

Add a line entitled "*Dwelling, Subordinate Residential*"; designate "C" (conditional use) in zones: FAM-1, FAM-2, FAM-3, MUNS-4, SMU-6, SMU-6A, SMU-8, SCO-8A, SCO-8B, COM3; designate "not permitted" in zone LIU-3A.

c. In **Article IX: Conditional Uses**, insert the following new section after existing Section 15, creating a new Section 17 (Note: this numbering is affected by other changes to this Article) and renumbering subsequent sections as appropriate:

### **Section 17 Special Requirements and Conditions for Dwellings, Subordinate Residential**

**A.** *One separate subordinate residential dwelling may be allowed to serve only members of the immediate family, including grandparents, on the same parcel.*

**B.** *The separate structure must meet setback requirements, as well as other applicable ordinance provisions for the zone in which it will be located. Non-conformity ordinance provisions must be observed.*

**C.** *Written approval for additional wastewater disposal adequacy must be presented from either the St. Louis County Health Department or the Duluth North Shore Sanitary District (D/NSSD), depending upon the zone and which agency has jurisdiction. If separate on-land disposal or separate grinder pump installation becomes necessary, proof of the completion of the implementation must be provided.*

- D. A separate kitchen and bath is allowed as part of the subordinate residential dwelling, subject to item C above.
- E. A conditional use granted for the purpose above will be specific to the applicant's family only; it is not transferable. When this permitted use is discontinued, any future use of the building, structure or property to which the permit pertained shall conform to **Article IV, Nonconformities**. Future use of the structure as a residence, including rental, is not permitted except as specifically allowed under other portions of this Ordinance.

**4. Sub Dividing Parcels of Property for Sale (amendments effective August 20, 2007)**

- a. The following text is added to **Article III: General Provisions** as Section 1.K.3.:

**3. Conformity with impervious surface requirements.** When splitting a parcel, the parent parcel and the newly created parcels must retain adequate acreage to meet the maximum lot coverage requirements in Article V, Section 3, Table 5. As well as the other dimensional requirements stated in this Ordinance.

**5. Modifications to Article XII, Planned Unit Development (PUD) (amendments effective August 20, 2007)**

- a. In Section 5 of **Article XII: Planned Unit Development (PUD)**, subsections A through D are repealed. They are replaced with the following subsections A through E:

**A. Pre-application meeting.** A pre-application meeting is required between the applicant and the Planning Director to discuss the following

- 1. The PUD process as contained in this Article
- 2. Requirements for planned unit developments
- 3. Requirements for shoreland Overlay District (SLO, Article VI) of Sensitive Overlay District (SENSO, Article VII) if applicable for the site of the proposed development.
- 4. Permits that might be required from other governmental agencies.

**B. Pre-application requirements and steps in developing the Preliminary Concept Plan.**

The Town of Duluth requires that applicants for planned unit developments conduct specific studies and analysis prior to submitting an application to be considered by the Planning Commission.

- 1. The applicant will conduct a resource survey and site analysis, as described in this Article, Section 6.
- 2. Based on the site analysis, the applicant will prepare a Draft of the Preliminary Concept Plan which includes information as described in this Article, Section 7 and Section 8. The applicant will review the Draft Preliminary Concept Plan with the Planning Director.
- 3. The Planning Director will submit copies of the Draft Preliminary Concept Plan to those agencies listed below, and the recipients will have thirty (30) days from the date of mailing to respond to the Draft Preliminary Concept Plan.
- 4. Agencies/entities for require distribution of the Draft Preliminary Concept Plan includes the following
  - a. If the proposed development abuts a trunk highway, the Planning Director shall refer one (1) copy to the Minnesota District Highway Headquarters for review.
  - b. If the proposed development abuts any parcel in the Shoreland Overlay District (Article VI), the Planning Director shall refer:
    - (i) One (1) copy to the Commissioner of the Department of Natural Resources.
    - (ii) One (1) copy to St. Louis County Planning Department
    - (iii) One (1) copy to St. Louis county Health Department for review of sewage treatment, if the site is outside the jurisdiction of the Duluth/North Shore Sanitary District

- (iv) One (1) copy to the North Shore Management Board*
- (v) One (1) copy to the U.S. Army Corps of Engineers if the parcel abuts the Lake Superior Shoreline.*

- 5. If no comments are received from these agencies within thirty (30) days from the date of mailing, the Planning Commission will assume that there are no objections to the Draft Plan as submitted. However, it always remains the applicant's duty and obligation to seek and obtain any necessary or required permits, licenses, or approvals from entities other than the Town of Duluth.
  - a. If any agency listed in this section disapproves of the concepts in the draft plan, then the reasons shall be fully stated in writing. In addition, the agency or entity shall give recommendations, modifications, or revisions required for any approvals needed from the agency. When any comments are received from an agency, they shall be given by the Planning Director to the applicant.*
  - b. The applicant shall include the recommendations, approval, or disapproval from the recipients listed in this section when submitting the Preliminary Concept Plan to the Planning Commission.*
  - c. If the Planning Commission, in its judgment, decides the agency recommendations for modifications, revisions or disapproval are unreasonable, impractical, and would result in substantial hardship or injustice to the applicant, and also are not required by agency regulations, the Planning Commission may later still approve the Preliminary Concept Plan if it will achieve the objectives of this Ordinance. This constitutes only the approval of the Town of Duluth's Planning Commission, and does not constitute a waiver, modification, or change in any requirement that might be imposed upon the applicant by other units of government.**
- 6. The applicant shall prepare and submit to the Planning Director a Community Participation Plan as described in Article IX, Section 2.*

**C. The Application.** *The application shall be made upon a form provided for that purpose. The application shall be submitted by hand delivery to the Planning Director or the Planning Director designee.*

- 1. The application must include the following:
  - a. A fully completed Preliminary Concept Plan and Resource Analysis as described in Sections 6, 7 and 8 of this Article.*
  - b. Responses from the relevant agencies*
  - c. The required fee.**
- 2. The applicant may submit, with the application, such other or additional material that the applicant believes is relevant or useful.*
- 3. The Planning Director shall examine the application and, if it does not contain all required information (including fee), shall send written notice within 15 business days of the receipt of the application to the applicant rejecting the application and explaining what information is missing.*
- 4. If the application is complete and complies with all applicable requirements, the Planning Director shall send copies of the application and all documents submitted with the application to every member of the Planning Commission.*

**D. Post-application Proceedings.** *A Community Open House will be held as described in the Community Participation Plan.*

- 1. The Planning Director will conduct the open house*
- 2. The open house will be noticed as follows
  - a. One (1) copy to the Town Clerk*
  - b. To be posted by the Planning Commission Secretary at all official posting places.*
  - c. Other notices as required in the Community Participation Plan or additional notices as approved by the Planning Director.**
- 3. The applicant will present the Preliminary Concept Plan at the Community Open House*

4. *The applicant will respond to the concerns and suggestions elicited at the open house in preparing the Preliminary Concept Plan for decision by the Planning Commission.*

**E. Planning commission Decision on the Preliminary Concept Plan.** *The Planning Director shall present to the Planning Commission for approval the Preliminary Concept Plan and all other information derived from the resource survey, the responses from agencies who received the draft Preliminary Concept Plan, and public comments and responses from the Community Open House. The approval process shall include a public hearing on the Preliminary Concept Plan and any revisions made by the applicant.*

1. *The Planning Commission will conduct the public hearing at their regularly scheduled meeting or at a special Planning Commission meeting if required.*
2. *The public hearing will be noticed as required under Article IX, Section 4 of this ordinance.*
3. *The Planning Commission shall either approve or reject the Preliminary Concept Plan with findings based on the submitted information, the public hearing and the Township Comprehensive Land Use Plan and Zoning Ordinance. An approval can include conditions that require additional submittals before the PUD has final approval.*
4. *Approval by the Planning Commission of the Preliminary Concept Plan with or without modifications, starts the Final Plan approval process and standards.*

- b. Subsection **5.E Final Plan Approval** in the original Ordinance is re-numbered as Subsection **5.F.** In addition, the first sentence of that subsection, "The Final Plan approval process and standards are noted below." Is repealed and replaced in it's entirety by the following text (note: subsections 1 through 6 which follow are retained as subsections 5.F.1 though 5.F.6):

**F. Final Plan approval.** *The Final Plan approval process and requirements are noted below. The approval process shall include a separate public hearing on the Final Plan. The Planning Commission will conduct the public hearing. Public Hearing requirements will be met in accordance with **Article IX.***

## **6. Appointment of Planning Commission Members and Staff (amendments effective August 20, 2007)**

- a. **Section 3.A of Article XIII: Planning Commission** of the ordinance is repealed in its entirety and replaced with the following text:

**A. Method of Appointment.** *Members and staff of the Planning Commission shall be appointed by the following methods:*

**1. Planning Commission Members.**

- a. *The Planning commission shall advertise Commission vacancies and interview the candidates in conjunction with the Town Board of Supervisors. The Town Board shall select and appoint Commission members.*
  - b. *At the first required meeting of the Town Board in each Calendar year, the Town Board shall appoint members to the Planning Commission to fill expired terms. The appointments shall be made upon the approval of the Town board by majority vote of the Board.*
- 2. Secretary:** *The Planning Commission shall advertise, interview and hire the Planning Commission Secretary.*
- 3. Other Planning Staff.** *Other staff related to the Planning Commission will be interviewed by the Town Board of Supervisors and appointed by the Town Board by a majority vote.*

- b. **Section 4.A.2 of Article XIII: Planning Commission** of the ordinance is repealed in its entirety and replaced with the following text:

**2. Secretary.** *A secretary will be appointed by the methods described in Section 3.A.2 of this Article.*

## 7. Modifications to Light Industrial Use (LIU) District (amendments effective August 20, 2007)

**Section 17 of Article VIII Performance Standards** is repealed in its entirety and replaced with the text below. (Note that because of other concurrent amendments of the Ordinance, the replaced section will be Section 18 of Article VIII of the amended Ordinance).

**18. Light Industrial Use District (LIU -3A).** *This district is designed to accommodate small industrial and manufacturing uses in low density areas that foster orderly economic growth without adversely affecting the residential character of the surrounding area through the use of site design, performance standards and review processes. Through the implementation of conditional uses and imposing performance standards, it is intended to minimize conflict between dissimilar uses and by prohibiting uses that may contribute to environmental, social, or economic deterioration.*

### **A. Uses with Performance Standard/Review Process**

1. *Manufacturing and light industrial uses consistent with the purpose of this district.*
2. *Warehousing, storage, and wholesaling attendant to the principal industrial use.*
3. *Accessory uses and structures.*

**B. Limited Rural Industrial Use design review.** *Until design guidelines have been written and adopted for industrial use structures, each new proposed use will require review by the Planning Commission before a land use permit will be issued.*

**C. Other Requirements.** *In addition to those items listed in this section the limited industrial use proposal must meet the requirements as described in the Town of Duluth Zoning Ordinance – Article IX: Conditional Uses; Section 14 Special Requirements for Rural Industry, and all other articles in the Zoning Ordinance.*

**D. Loading.** *Space for off-street loading and unloading of vehicles shall be provided for each building used or designed for light industrial, manufacturing or warehouse purposes. One (1) such space shall be provided for every ten-thousand (10,000) square feet of floor area or fraction thereof, and such spaces shall be a minimum of ten (10) feet in width, thirty-five feet in length.*

### **E. Parking.**

1. *Facilities that operate on shifts shall have sufficient parking based on the standards in this section and the maximum number of employees that would park at the facility at any given time. In addition, the following minimum standards shall apply.*
  - a. *An off-street parking space shall comprise an area with dimensions of nine (9) feet by eighteen (18) feet plus necessary maneuvering space; total area for parking and maneuvering shall not encroach upon any public right-of-way.*
  - b. *Industrial, manufacturing and wholesale establishments shall have one (1) parking space for each three (3) workers, based on peak employment in any one shift.*
  - c. *Off-street parking areas, whether public or private, for more than five (5) vehicles, shall be effectively screened from residential uses. All public or private parking areas shall be separated from the right-of-way of any road by means of a sod strip not less than three (3) feet in width or other barrier that clearly delineates the parking lot from the road.*

**F. Access.** *Access to the site shall be from the principal and major arterials or major and minor collectors except where safety considerations determine otherwise.*

**G. Environmental standards.** *Current Minnesota Pollution Control Agency (MPCA) standards on air, water, noise, solid and hazardous wastes, as adopted or amend in Minnesota Statutes, shall apply.*

- H. Hours of Operation.** Any light industrial use occurring after 6:00pm and before 7:00am shall be conducted within the confines of a structure, exceptions may be allowed on an emergency basis. Any use after 6:00pm and weekends limited to 65 Decibels at the property line.
- I. Lighting.** Lighting shall not be directed upon nearby or adjacent properties. Adherent to Town of Duluth Zoning Ordinance – **Article VIII: Performance Standards; Section 8**, page 69.
- J. Screening and buffering.** Screening and/or buffering shall be provided between potentially incompatible land uses, the nature and extent of which shall be determined by the Planning Commission.
- K. Signs.** Adherent to Town of Duluth Zoning Ordinance – **Article VIII: Performance Standards: section 7 signs**, page 68.
- L. Commission Review of Rural Industry and Limited Industrial Use Proposals.** The Planning Commission will consider, at a minimum, the following objectives when reviewing industrial proposals.
- 1. General Objectives**
    - a. Maintain and strengthen the character that is unique to the culture and historical context of Duluth Township and the North Shore.
    - b. Emphasize compact and connected structures that maximize green space and maximize the industrial opportunities in the Township.
    - c. Respect the scale and character of residential neighbors adjoining the industrial uses and encourage a human scale of industrial development.
    - d. Promote building designs and practices that are environmentally efficient and adaptable to multiple uses thereby extending building lifecycles.
    - e. Minimize the negative impacts of industrial development on adjacent neighbors.
    - f. Balance the economic requirements of the development with aesthetic concerns of the community as well as protecting the natural resources of the area.
  - 2. Objectives for the proposal's response to site characteristics.**
    - a. Development proposals will be reviewed with respect to their response to the physical characteristics of the site, that is, taking into consideration natural vegetation, drainage areas, viewshed opportunities, and the sites response to climatic opportunities such as solar gain, protection from storms, wind etc.
    - b. Proposals should be responsive to desirable local development patterns.
    - c. Landscape design should contribute to the overall appearance of the site while protecting the functions of the natural systems of the site as well as provide screening.
    - d. Native species of grasses, shrubs, and trees are preferred to facilitate the new structures ability to blend in with the existing site as well as the sites natural systems.
  - 3. Objectives for an industrial proposals response to architectural elements.**
    - a. Preferred consideration of context.**
      - (i) Building design should take into consideration the unique qualities of the site, historical context of the Township, and the dominant character of the surrounding area, in particular, the North Shore
      - (ii) Building designs used to identify corporate or franchise design recognition are less desirable than those which respond directly to the context of area.
      - (iii) Parking areas should fit into the context of the site. The industrial sites in Duluth Township and particularly the North Shore Management Area are exemplified by their natural context and parking areas should be subordinate to these. That is, the parking areas should not be the dominant feature for the site. Site designs that locate parking to the rear or side of the site are preferred. Sites with parking areas to the side are encouraged to use landscaping to blend in with the natural features of the site.

- b. Scale.** *New development should respect the predominant scale of the surrounding area by designing with elements of a similar scale.*
- c. Massing.** *The building should respect the massing of the adjacent community. Perceived height can be achieved by dividing the building mass into smaller scale components.*
- d. Architecture Details.** *The building should meet the following detail guidelines.*
  - (i)** *building colors should emphasize tones associated with the vegetation, rock and water of Duluth Township and in particular, the North Shore*
  - (ii)** *Materials reflecting the character of the North Shore such as stone, wood, and other materials help to situate the building in context and are preferred.*

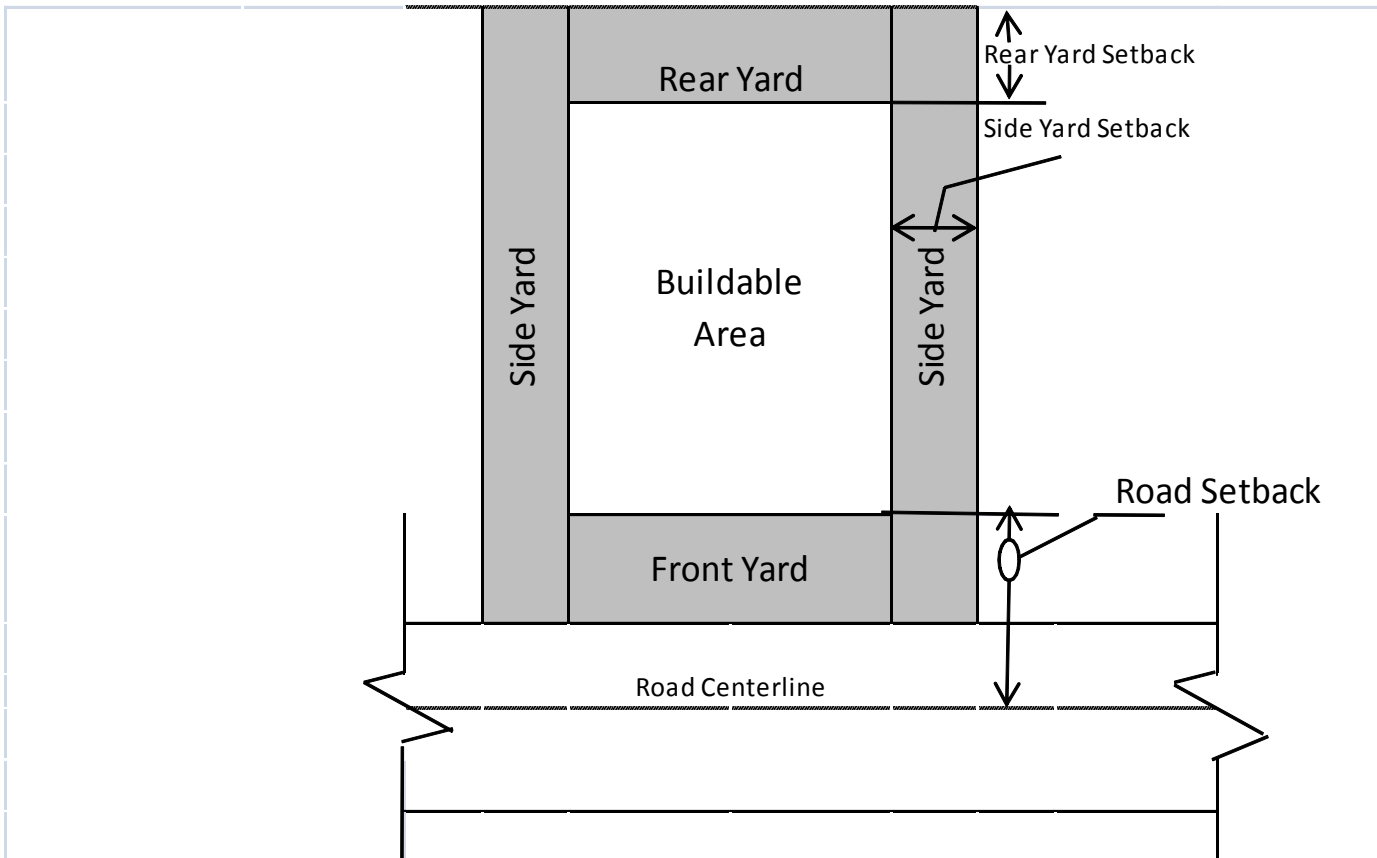
- 4. Response to climatic elements.** *The proposal should meet the following climatic guidelines.*
  - a.** *Building elements that speak to the climate of the North Shore are encouraged. Examples of such building elements include enclosed entries, vs. open entries, elements that provide protection from weather off the lake; and sheltered parking*
  - b.** *Buildings should respond to solar heat gain, reflectivity and glare through building orientation.*

**8. Minor Corrections, Additions, or Clarifications (amendments effective August 20, 2007)**

- a.** In **Section 4 of Article I: Establishment and Purpose**, the first sentence, “Adult uses are governed by Zoning Ordinance Number 3A, which is supplementary to the Zoning Ordinance and is expressly incorporated herein.” Is repealed and replaced by the following:

*Adult uses are governed by Town of Duluth Zoning Ordinance Number 3A, adopted June 2006, which is supplementary to this Zoning Ordinance and is expressly incorporated herein.*

- b.** In **Article II: Definitions**, the illustration for Figure 3 was inadvertently omitted. Figure 3 is hereby inserted as the following figure:



- c. In **Article III: General Provisions, Section 3.E**, the word “effecting” is replaced by “*affecting*”.
- d. In **Article V: land use Zone Districts, Table 5.2** is repealed, and replaced with the following (Note: the changes in this table are only in the first column of the last row; existing footnotes are retained):

<i>Type of Water Body</i>	<b>Shoreland Overlay Area (SLO)</b> <i>(from OHWL or vegetation line, whichever is greater)</i>	<b>Minimum Setback from Water Body</b> <i>(from OHWL or vegetation line, whichever is greater)</i>	<b>Maximum Lot Coverage</b>	<b>Minimum Road Setback</b>
<b>Trout streams</b>	<b>300 feet</b>	<b>200 feet</b>	<b>(1)</b>	<b>200 feet</b>
<b>Tributaries of trout streams</b>	<b>300 feet</b>	<b>100 feet</b>	<b>(1)</b>	<b>100 feet</b>
<b>Other public watercourses</b>	<b>300 feet</b>	<b>100 feet</b>	<b>(1)</b>	<b>100 feet</b>
<b>Unclassified, established watercourses with defined bottom</b>	<b>50 feet</b>	<b>50 feet</b>	<b>(1)</b>	<b>50 feet</b>
<b>Lake Superior shoreland</b> <i>(for Lake Superior Shoreland erosion' Hazard areas see requirements in Article VI, Section 3, p. 58, 59. See Article VI, 5,D. p.62: 50 feet for gazebos &amp; screenhouses. See Article VI, 5, D. p.62: 50' for Gazebos &amp; screenhouses.)</i>	<i>Lake Superior to Highway 61, Expressway</i>	<b>100 feet</b>	<b>(2)</b>	<b>100 feet</b>

- e. In **Article V: land Use Zone districts, Section 2.L**, the words “un-established watercourses” are replaced by “*unclassified established watercourses*”.
- f. In **Article VI: Shoreland Overlay District (SLO), Section 4.2.b** is repealed and replaced by:
  - b. At a minimum, existing vegetation must be maintained within the setback requirements listed for each type of stream in Table 5.2, page 52, Dimensional Requirements.*
- g. In **Section 15 of Article VIII: Performance Standards**, the sentence, “Duplex dwellings shall be located on a lot that is at least one-and-one-half (1½) times the minimum lot area and at least one and one-half (1½) times the minimum lot width required for a single-family dwelling.” Is repealed and replaced by:
 

*Duplex dwellings shall be located on a lot that is at least one-and-one half (1-1/2) times the minimum lot area and at least one and one-half (1-1/2) times the minimum lot width required for a single-family dwelling.*
- h. In **Section 4.A of Article IX: Conditional Uses**, the sentence, “At a minimum, notices will be sent to owners of record within one-quarter (¼) mile of the affected property.” Is repealed and replaced with the following:
 

*At a minimum, notices will be sent to owners of record within one-quarter (1/4) mile of the affected property. See B.4 above.*
- i. In **Section 3.B.4 of Article X: Administration, Enforcement, Variances, and Review**, the words “drawn to scale” will be printed in boldface type.

j. In **Article XVI: Fees, Sections 1.A and 1.B** are repealed and replaced with:

**A. Fee schedule established.** *The Town Board shall establish, by resolution, a schedule of fees applicable to all permit applications, petitions, and appeals. The fee schedule resolution shall be attached to all copies of this Ordinance that are distributed to the public. The schedule of fees, regular and penalty may be altered or amended by Town Board resolution.*

**B. Fee requirement.** *No application for a zoning permit, conditional use permit, planned unit development permit, or any other required permit, nor any petition to amend the Zoning Ordinance Map, nor any appeal to the Planning Commission or the Board of Adjustment shall be recognized, acted upon, issued, or granted unless and until all required fees have been submitted in full by means of check or money order to the Town Clerk. Receipt of fees shall be subject to their collection by the town. If a fee is submitted by check or money order, no permit granted or action taken shall be of any force or effect until the check or money order submitted shall prove collectible. Fees shall be determined by the Planning Commission. Additionally, a recording fee (as determined by St. Louis County) will also be charged.*

## **9. Effectuation**

Except where noted otherwise, these amendments shall take effect on the 20<sup>th</sup> day of August, 2007 after adoption by the Town Board of Supervisors, Duluth, Minnesota, and its publication in the Official Newspaper of the Town of Duluth as provided by Minnesota Statutes.

A public hearing was held by the Town of Duluth Planning commission on 7<sup>th</sup> day of June, 2007.

Amendments were recommended to the Town Board of Supervisors for adoption on the 14<sup>th</sup> day of June 2007.

Supervisor Dave Mount moved for the adoption of these Amendments to Town of Duluth Zoning Ordinance Number 3, resulting in changes to the zoning ordinance. Supervisor Jeff Cook duly seconded the motion, and it was adopted by the following vote:

Yeas:	5
Nays:	0
Absent:	0

Signed: Danny K. Tanner chair, Town of Duluth Board of Supervisors Date: 8/9/2007

Attested: Ann K. Cox, Clerk, Town of Duluth Date: 8/9/2010