



Communication Tower

WORKSHEET St. Louis County, Minnesota

About: Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: www.stlouiscountymn.gov/land-use

WHAT ARE YOU APPLYING FOR *Check all that apply to the project.* **PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR**

#1 New Buildings Less than/equal to 1,200 square feet-\$165
Greater than 1,200 square feet-\$325

Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)

Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.
 Will the old dwelling be removed from the property? Yes No

If yes, an affidavit must be filled out stating when the old dwelling will be removed.

If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.

Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.

Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.

Water-oriented Accessory Structure- Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.

Commercial Structure
 Other Principal Structure

#2 Other Construction/Change in Use-\$85

Addition(s) to Dwelling
 Is the dwelling location on a lake or river? Yes No
 If Yes above, does the structure meet the required shoreline setback? Yes No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.

Addition(s) to Accessory Structure
 New Deck Only or Deck Replacement
 Combination Addition(s) & Deck on the same structure
 Moving a Structure
 Sign
 Structure Alteration or Component Replacement
 Change in Use (i.e. converting an old cabin to storage)
 What will the new use of the structure be?
 Explain the current and proposed use.
 Current: _____ Proposed: _____

Other-\$60
 Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews
Additional Worksheets Required

Plat-Minor Subdivision-\$650
 Conventional or Conservation Plat-Less than or equal to 3 lots-\$650
 Conventional or Conservation Plat-Greater than 3 Lots-\$1,300
 Lot Line Adjustment-\$85
 Parcel Review-\$85
 Performance Standard Subdivision-\$385

#4 Performance Standard-\$385
Additional Worksheets Required

Borrow/Gravel Pit
 Home Business
 Land Alteration
 Communication (Cell) Tower
 Nonconforming Structure Replacement
 Addition to a structure that does not meet shoreline setback
 Other

#5 Site Evaluation
 Site Visit/Evaluation-\$165

#6 Wetland Reviews
Additional Worksheets Required

No Loss/Exemption/Replacement Plan-\$165
 Wetland Delineation Review-\$385
 Wetland Banking Plan Review-\$1,140

#7 Public Hearings
Additional Worksheets Required

Administrative Appeal-\$1,275
 Environmental Assessment-\$1,140
 Conditional Use Permit-\$650
 Conditional Use Permit Rehearing-\$210
 Interim Use Permit-\$650
 Interim Use Permit Rehearing-\$210
 General Purpose Borrow Pit-\$650
 Variance-\$650
 Variance Rehearing-\$210
 Multiple Hearing (Variance/conditional use)-\$980
 Rezoning-\$650

TYPE OF PROPOSED STRUCTURES *Check all that apply to the project.*

<input type="checkbox"/> New Structure(s)	*Structure Type (Same as box #1 or 2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input type="checkbox"/> Structure Additions	*Structure Type (Same as box #2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

***Indicates required field. Incomplete applications will be returned.**

CONTACT: Planning and Community Development Department

Technical Assistance
 Toll Free: 1-800-450-9777
 Land Use Information
www.stlouiscountymn.gov/land-use

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 _____



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PERFORMANCE STANDARD PERMIT

Please explain why the site was selected:

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Has there been a visual study depicting where the structure will be visible from a developed land use within one (1) mile? (Please attach documentation.)
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Is the tower outside of significant migratory bird flight paths, as determined by the Minnesota Department of Natural Resources or the U.S. Fish and Wildlife Service?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the tower accommodate multiple users?

What type of tower is proposed? Monopole Guyed Other

If other, please explain:

Please describe the fencing plan:

STRUCTURE/TOWER DETAILS

TYPE

Utility structure Tower Other

If other, please explain:

PROPOSED STRUCTURE/TOWER HEIGHT AND AREA

No New Structure/Tower

<input type="checkbox"/> New Structure/Tower	Structure/ Tower	Foundation Type (Basement, Slab, Pier, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Peak)
	1		Feet	Feet	Sq. ft.	Feet
	2		Feet	Feet	Sq. ft.	Feet
	3		Feet	Feet	Sq. ft.	Feet

LIGHTING

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will there be lighting used on the tower?
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If Yes, what type? Strobe at all times Red at all times Combination red and strobe Other

If other, please explain:

TOWER LOCATION

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the tower be within 1,000 feet of a classified lake or residential zone district?
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If Yes, distance in feet:

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the tower be between 1,000 feet and one half (1/2) mile of a classified lake?
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If Yes, distance in feet:

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the tower be within one quarter (1/4) mile of a shallow or deep marsh or open water wetland?
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If Yes, distance in feet:

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the tower be within one quarter (1/4) mile of a personal or private airstrip?
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If Yes, distance in feet:

Distance, in feet, to the nearest residence:

Distance, in feet, to the nearest structure outside the property:

ATTACHMENTS

1. Approval from the local road authority providing access to the property.
2. Area coverage map for the proposed tower.
3. Authorization from the Federal Aviation Administration (FAA).

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