

SECO Land Use
September 13 2021, 6:00-7:30 pm
Meeting Online via Zoom
Minutes



Attending – Slade, Mowry Voss, Sawyer, Vue, Scott, Griffin, Paulu, Siever, Michael Wade, Mac, Dimond, Jaafaru, Emma Siegworth, Bold – on committee

6:00 pm Call to Order/Introductions
Who is taking minutes? Slade

6:05 Presentation/Discussion – Emma Siegworth and Michael Wade, City of St. Paul
[1-4 Unit Housing Study](#), City of St. Paul

Why? Low vacancy rates, cost burden, growing community, diverse community, housing shortage, comp plan, council actions in 18-1204

Phase 1 – the easier stuff, Phase 2 – harder

Phase 2 duplex, triplex, fourplex, changing dimension standards, ADU and cluster, affordable housing

Engagement – activities, virtual learning, website, outreach to stakeholders – district councils, advocacy groups, business groups

Technical Expert Engagement – TAC committee –

Phase 1 – release amendments Sept 3, webinar early October, hearing Oct 15, Planning Commission mid-November, Council December

Phase 2 – engage to spring 2022 Text amendment drafting- early 2022 to Summer 2022, Planning Commission and Council – Late 2022

Phase 1 – low hanging fruit – Permit smaller homes, make smaller lots easier to use for housing, opening opportunities for 'cottage cluster' style, more accessory dwelling units, improve zoning code organization and staff protocols

Question – is this smaller stuff for tiny homes? Slade No. Homes for permanent occupation on a foundation that can be smaller than 484 sq feet. These will not be movable. More about narrow houses. Building width minimum of 22 feet. Plumbing still within the zoning code.

Cottage cluster housing? Sawyer Highwood has bluffs, wetlands, mature tree stands – we try to conserve these but still have growth. Can these cottage homes preserve a site, and cluster the homes together? I think this can apply here.

One principle building on a lot, lot dimensions adequate, can have an ADU. We recommend deletion of sec 66.241. There's an idea of a 80 foot lot size and you can rearrange the lots more within it. It does require a conditional use permit, and it's allowed in T zones, RT2, and RM zones. Cluster developments allow you to put homes closer together and arrange them more flexibly. Opens larger lots, will be going through review.

Reasons behind zoning – Dimond - housing needs after WW2, decisions made to cram in housing and that was hard to undo. RL zoning doesn't seem to take into

consideration what RL had to do – we have unique terrain and have to protect habitat and slopes. We have lots – over 25000 sq ft, there was a reason for that. Sensitive lands and steep slopes. Runoff will create problems – storm sewers, for instance. We also want to preserve oak savannah. And wildlife habitat.

Floor area ratio standards? – no change in phase 1 but we are looking in phase 2, so that could increase heights. Not in Phase 1. There will also still be height maximums.

Like to see tiny homes and the racial equity lens which isn't in here. This seems to be a step back from tiny home commitment, which was an issue. Answer – DSI has pushed back on permanent dwellings on wheels – the state legislature had allowed, specifically as affordable housing. Wind and cold in Minnesota can be hard. This is a big voice and having housing is important.

Inclusionary Zoning study? Slade question – planning commission made a motion to get on it, the pandemic got in the way, the planning commission did make a push for it. Would love to see what Emma or Bill Dermody had an update. Laurie – they were moving on the RFP for the consultant for the study.

6:40 Other news and updates:

Bike plan update – Jimmy Schumacher can't be here today, but will be in in October
<https://www.stpaul.gov/departments/public-works/transportation-and-transit/bike-saint-paul/saint-paul-bicycle-plan>

Send questions to Sawyer and he'll get them to Schumacher

Status of information request on communications regarding spills at Pig's Eye

1875-1881 Wilson Avenue, potential purchase by Aeon

Betsy – was contacted by Aeon about 3 or 4 weeks ago, they buy properties and provide affordable housing. Like Common Bond. They want to buy the Ridgewood Apartments on Wilson. The property has been fairly well maintained, and the offer has been accepted by the current owner. This will allow them to keep rents down and accommodate families with limited income. City of St. Paul is working on a plan for “naturally occurring affordable housing” that will allow funding for folks like Aeon to buy these properties. St. Paul doesn't have it, but most do. Aeon is looking for city support to buy the property and have asked for a letter of support. Would need to get approval

Letter of support? Slade move, Siever second. Vote – all ayes.

155 Ruth Street – development and potential CUP

Betsy – nothing happening with it now, but might require review in next month or two. Alan Kingdom bought that and will build a home for young women combatting substance abuse. For women 14 to 24, and also building a house in the north end for young guys. African-American folks. His plans were for 7 people, Dermody said that zoning says he might stick with 6. Alan said he can do. Also there's a sober house immediately next door to the property, generally zoning laws have transitional housing like this not right next to each other. We've been talking about that and that might need approval to go through. We don't know where sober homes and

transitional homes are – those are not made known to the public. Will forward designs to folks when the time comes.

Status of information request on communications regarding spills at Pig's Eye

Betsy – trying to figure out how communications for diesel spills happens (we have Tom but it'd be nice to know what are in channels) Talked to Tom, Prince, Luis, David, Melissa. There' a person at emergency management that does communications. She said that local government the information is shared through the 911 operator – that goes through fire or police, for state agencies the Minnesota duty officer at department of public safety. Spillers have to report by law and they report. County gets a courtesy notification. Depending on what it is there are others that might be notified. Stuff at a pretty high level; we don't expect them to report to us directly but let the council member know so they can report out. Ramsey County public works? City public works?? Who gets the info?

7:30 Adjourn

**Next meeting, Monday, October 4 at 6:00 pm