



**CITY OF SAINT PAUL**  
OFFICE OF THE CITY COUNCIL  
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SAINT PAUL, MN 55102-1615  
Marcia Moermond, Legislative Hearing Officer  
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PHONE: (651) 266-8585 FAX: (651) 266-8574

March 4, 2022

James Sundberg

VIA EMAIL: [missysundberg@yahoo.com](mailto:missysundberg@yahoo.com)

Re: Appeal for Property at 1055 Laurel Avenue

Dear Property Representative:

This is to confirm that at the Legislative Hearing on February 22, 2022, Legislative Hearing Officer Marcia Moermond recommendation was forthcoming, pending further review. She has now conducted that review and made these following findings:

- The Fire Correction Notice dated February 8, 2022 indicated that “Unit 3” with the building does not have a kitchen sink or other kitchen facilities, contrary to the requirements of Chapter 34. These orders are as follows:
  - Kitchen sink. Every dwelling unit shall contain a kitchen sink apart from the hand sink requirement in paragraph (1) of this section. Unit three does not have kitchen sink, no separation between bathroom and kitchen.
  - Unit 3 - SPLC 34.07 Dwelling unit. A single unit providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation within the unit. - Unit 3 does not have adequate/permanent kitchen facilities to provide for cooking; including but not limited to permanent cooking source and kitchen sink.
- Unit 3 has been rented as a living space with no kitchen facilities since at least the early 2000’s. It is the only unit/living space within 1055 Laurel Avenue without these facilities and it does not have access to another unit’s kitchen/cooking facilities.
- Fire Inspection Supervisor Mitch Imbertson has reviewed cases of buildings with both independent dwelling units and individual rooming units. This was a manual search of cases he has had, as this set-up is not “searchable” in the City’s information system. In these cases, the rooming units had access to kitchen/cooking facilities. His email is attached.
- Saint Paul Legislative Code clearly indicates in its definitions of living spaces that all dwelling units must have kitchen/cooking facilities, including a kitchen sink. It further indicates that a rooming unit, which is by definition within a rooming house, must have access to kitchen/cooking facilities. In addition, there are other codes pertaining rooming houses.

- Unit 3, based on the definitions within the Legislative Code, does not qualify as a dwelling unit or a rooming unit as it lacks kitchen/cooking facilities within the living space or access to such facilities.
- Based on the photos used the Legislative Hearing, it appears Unit 3 is not currently rented. If so, it should remain vacant until it is in compliance. If it is occupied, and does not come into compliance, the vacate date recommended to the City Council is June 1, 2022.

The City Council Public Hearing is scheduled for Wednesday, March 9, 2022 at 3:30 pm. in room 300 City Hall. If you are contesting Ms. Moermond's recommendation, you may appear in person or send written testimony to be added to the record to [legislativehearings@ci.stpaul.mn.us](mailto:legislativehearings@ci.stpaul.mn.us) or by voicemail at 651-266-6805. **Should you wish to address Council directly but not appear in person, you must register in person by noon on the Tuesday immediately prior to your Public Hearing here: <https://www.stpaul.gov/departement/city-council/city-council-public-hearing-live-testimony>.** If you don't wish to contest, no further action is needed.

If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c: Fire Supervisors  
Kirsten Jacobse – Department of Safety & Inspections, Fire Safety Inspector