

**From:** [Drew Johnson](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Support for proposed 1-4 Unit Housing Study amendments to the Zoning Code  
**Date:** Wednesday, October 4, 2023 2:45:25 PM

---

Hello, my name is Drew Johnson. I'm an ISAIAH leader and I live in Ward 3.

Whether we are white, black or brown, homeowner or renter, all Saint Paulites deserve opportunities to call our city home.

Yet, we've had exclusionary zoning codes that have not only made it harder to increase housing supply, but also to advance housing equity goals in areas like anti-displacement and housing affordability. This has profound implications for a city that has almost half of their residents renting and a significant number of residents being black, indigenous, people of color and immigrants.

Coupled with a practice of and lens in equity, the proposed 1-4 Unit Housing Study amendments to the Zoning Code move us forward as a city. This is why ISAIAH is urging the city council to vote "YES".

The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan.

We strongly support both the stated goal of the proposed amendments – enabling a wider variety of neighborhood-scale homes throughout Saint Paul – and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- a 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2
- a 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
- carefully-calculated increases to the allowable lot coverage, with reasonable limits

We recommend a change to the proposal: where the Planning Department has recommended applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile.

Ultimately, these proposed zoning code changes are a critical tool to address our housing challenges and will require intentionality in fostering equitable practices in how we increase our housing supply in Saint Paul. We urge a vote "YES" by the Saint Paul city council.

Sincerely,  
Drew Johnson

**From:** [Nissa Erickson](#)  
**To:** [#CI-StPaul\\_Council](#)  
**Subject:** Rezoning???!  
**Date:** Wednesday, October 4, 2023 2:06:19 PM

---

**Think Before You Click:** This email originated **outside** our organization.

To the St. Paul city council,

Many of us in Merriam Park learned just today about the possible zoning change at Iglehart and Howell (1909-13 area).

I continue to be surprised by the changes in our neighborhood that are dictated to, rather than discussed with the people whom they will affect the most. Bringing this to a vote already when the voices of the neighborhood have not been heard is a perfect example of this. The longer I live in at Paul the more I am surprised by how these changes slide by without a second thought.

These two lots should clearly be zoned for two residential single family homes. Unfortunately, the investors owning this land put it up for sale at more than what many of the average homes in this area cost, making it prohibitive and truly laughable for anyone to buy and build here. If homes were built there, to fit in with the neighborhood's architecture, they would likely sell quickly and easily. This is what Saint Paul needs in order to maintain this as a livable, desirable, and hopefully low(er) crime city.

There are already more than enough apartments in our area, including at least five new buildings right on Marshall. I realize that you want to build build build wherever you can, but that is much more appropriate to do on a busy street like Marshall than in a corner in the middle of this quiet neighborhood.

In looking at the apartment buildings that are already available in the area, none of these buildings are remotely close to full capacity. Have you looked into this yourselves and obtained the real data on the supposed "need" for housing in Merriam Park? Are these the right answers? Or are you just listening to the reasons that these investors give for this, meanwhile lining their pockets? I do have to wonder why this rezoning is being proposed in the first place OTHER than for the real estate investor to make more money; it is perplexing to say the least. When you allow rezoning for residential lots like this, you are contributing to the "Flight from Saint Paul" that is happening more and more. (It is not just the taxes).

I guess the big picture is that this is not the direction that St.Paul needs to take. I urge the council to take this issue very seriously and NOT allow these lots to be rezoned.

Very sincerely,  
Nissa Erickson

**From:** [Sherry Johnson](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Support for Zoning Changes  
**Date:** Wednesday, October 4, 2023 1:51:49 PM

---

To the Members of the St. Paul City Council:

My name is Sherry Johnson. I live in Ward 2 and have served or assisted several district councils in Saint Paul as an engagement specialist and facilitator. As a District 16 board member, I was involved in a multi-year effort to redraft our neighborhood plan.

Everyone deserves to live in a safe, affordable home, and St. Paul should be no exception.

Yet, I heard from an opponent just the other day that it isn't St. Paul's job to address the affordable housing crisis. We've got ours, so why should anyone else be able to access a warm place to call home here in St. Paul? And we all know who already has "got theirs"—Minnesota has one of the widest Black-white homeownership gaps in the U.S., and these days, the only way to buy into the market is to get your wealthy boomer parents to make your down payment.

The proposed 1-4 Unit Housing Study amendments to the Zoning Code move us forward as a city. This is why ISAI AH, Sustain St. Paul, and other forward-thinking organizations are urging the city council to vote "YES".

Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

1.

**Our neighborhoods need more choices.** When I served on the Summit Hill Board, we heard this loud and clear from a comprehensive survey of residents, and that's in a neighborhood with some of the city's most diverse housing types. After a year of building compromise, many were largely ready to upzone every lot to duplexes, at the least. Don't let worst-case-scenario parking fears prevent this common-sense, incremental change.

2.

**Our city needs to pay our way.** Without increasing our resident numbers, we won't have a way to pay for the collective services we all need and want. The current housing stock fails to provide that base.

3.

**We need to live into our city's Climate Action Resilience Plan.** The current development pattern of single-family housing requires higher carbon emissions at a time when we need to cut them—fast. This measure's changes aren't even a sacrifice.

They're planting a seed for a more climate-friendly future.

4.

**We need small, incremental developers to thrive.** Right now, the same big developers so many opponents of this measure like to complain about are ruling the market... Why? Because the strict, single-family zoning stifles competition. Few can afford to invest in construction, so the big developers will just continue to rule the day with their oversized buildings while new blood drops out of existence--unable to build missing-middle housing after a couple dozen variance hearings bankrupt them.

5.

**We all need housing diversity.** Even some of this measure's staunchest opponents here may not admit it, but we are all afraid our kids won't ever be able to afford to live here. And we boomers and xers are going to need a place to live ourselves, but there's nowhere to downsize. And God forbid you need to give care to a disabled family member, as I do...when affordable, accessible units are impossible to build. *What I wouldn't give to have the freedom to build an ADU to house my wheelchair-using brother.*

Furthermore, I support ISIAH's call to strengthen the proposal: where the Planning Department has recommended applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile.

Overall, these proposed zoning code changes are a critical tool to address our housing challenges. Ironically, they merely return us to a prewar St. Paul's 1922 mindset, in which the code *encouraged* fourplexes and carriage houses. I urge a vote of "YES" by the Saint Paul city council.

Sincerely,  
Sherry Johnson  
820 Osceola Ave.

**From:** [Becky.Mayer](#)  
**To:** [\\*CI-StPaul>Contact-Council](#); [#CI-StPaul.Ward3](#)  
**Cc:** [Becky Mayer](#); [Becky.Mayer](#)  
**Subject:** Zoning Proposal - Strongly Oppose  
**Date:** Wednesday, October 4, 2023 1:06:07 PM

---

Hello,

I am a St. Paul resident, living on Pinehurst Avenue between Fairview and Cleveland Avenue. I recently became aware of the zoning proposal that states our immediate neighborhood would go from RL or R1 to H2 zoning. My understanding is H2 zoning would allow for 6 units per lot, no parking required and up to 39' buildings? This could immediately encourage developers to bid on houses on our street and create an entirely different neighborhood than what stands here today. Given the size of our lots, the congestion that already occurs on the streets and with parking, **I strongly oppose this.**

I also saw that there may be an allowance for short term rentals (AirBNB) being allowed for up to 4 units/lot. This would immediately reduce the commitment to maintaining the value this neighborhood places on the upkeep and integrity of our space. **Again, I strongly oppose this proposal.**

Given that the hearing is today, I'm going to keep this note brief but I can't emphasize enough the negative impact this proposal would have on our neighborhood.

Regards,

**Becky Mayer**

**From:** [Merri Fromm](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** Proposed Zoning Amendments of Single Family Properties  
**Date:** Wednesday, October 4, 2023 1:01:02 PM

---

I am writing to say that I DO NOT SUPPORT the Proposed Zoning Amendments that would allow Single family properties to be Rezoned to allow 6 housing units per lot. I believe this change would destroy modest, affordable St. Paul homes and neighborhoods. I do not believe any affordable housing would be created by this change.

I am also disappointed that this issue has not been discussed more publicly and the process of a great change such as this has not included more St. Paul residents' opinions.

Thank you,  
Merri Fromm  
206 Wheeler Street South  
Saint Paul, MN 55105

**From:** [EAMON TURNER](#)  
**To:** [CouncilHearing\\_English \(CI-StPaul\)](#)  
**Subject:** Voice Mail (45 seconds)  
**Date:** Wednesday, October 4, 2023 12:48:46 PM  
**Attachments:** [audio.mp3](#)

---

I am Chase Turner, a homeowner at nineteen O 2 Carroll Ave. here in Saint Paul, calling to say that for my wife and myself, we do support the new rezoning proposal that's in front of the City Council. And we welcome the city density and improvement to the bike trails and the reduction of the speeds in the city so that we feel safer biking But specifically for today's agenda on the rezoning proposal, we're calling in to say we support it. Thank you. My phone number is 651-216-3433 and my address again 1902 Caroline.

You received a voice mail from [EAMON TURNER](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

**From:** [Polly Heintz](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: 1-4 Unit Housing Study - Phase 2 Zoning Amendments Testimony Gaius G Nelson  
**Date:** Wednesday, October 4, 2023 12:13:29 PM  
**Attachments:** [1-4unit phase2 zoning amendment Testimony Gaius G Nelson.pdf](#)

---

**From:** Gaius Nelson <gaius@ntp.cc>  
**Sent:** Wednesday, October 4, 2023 11:27 AM  
**To:** #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
**Subject:** 1-4 Unit Housing Study - Phase 2 Zoning Amendments Testimony Gaius G Nelson

**Think Before You Click:** This email originated **outside** our organization.

Hi Jane,  
I hope you have a chance to review this prior to this afternoon's meeting.  
With the short time limit on testimony, I will need to cut down my comments considerably at the hearing.  
Thanks for your consideration

--

Gaius G. Nelson  
206 Wheeler Street South  
Saint Paul, MN 55105

**From:** [Madeleine Hallberg](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Public Comment in Support of St. Paul Zoning Changes  
**Date:** Wednesday, October 4, 2023 11:24:55 AM

---

Dear City Council,

My name is Madeleine Hallberg, and I am a renter in Ward 3.  
I am writing to urge you to vote yes on the proposed 1-4 Unit Housing Study amendments to the municipal Zoning Code.

Current exclusionary zoning must be reevaluated and changed to meet contemporary housing needs while ensuring that residents can afford to live in whichever neighborhood they choose. Such a change in zoning would create a wider variety of housing types that can be called home by households of varying sizes and diverse needs.

This proposed zoning includes thoughtful attention to detail that advances climate action resilience while being mindful of the impact setbacks and building height have on surrounding neighbors. Furthermore, I support the Planning Department's recommendation of applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, and increasing the catchment area to 1/4-mile.

Please vote yes on the proposed 1-4 Unit Housing Study amendments to the Zoning Code to help make our city more equitable and livable.

Best regards,  
Madeleine Hallberg

Madeleine Hallberg  
St. Paul, MN 55105  
[mrosehllberg@gmail.com](mailto:mrosehllberg@gmail.com)  
pronouns: she/her/hers [Why are pronouns important?](#)  
University of Minnesota College of Design, BS Interior Design 2023  
Beloit College, BA Political Science 2016  
I live on Wahpekute & Očhéthi Šakówinj Land.

**From:** [Charlie Neimeyer](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** Support for St. Paul's Neighborhood Zoning Reform hearing today  
**Date:** Wednesday, October 4, 2023 11:21:20 AM

---

My name is Charlie Neimeyer and I reside at 484 Portland Ave, St Paul, MN 55102.

I'm writing to urge you to vote YES for the proposed 1-4 Unit Housing Study amendments to the zoning code.

Thank you for considering my input.

Best,  
Charlie

**From:** [r.dan.phillips@gmail.com](mailto:r.dan.phillips@gmail.com)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** 1-4 Housing Study Amendments  
**Date:** Wednesday, October 4, 2023 11:20:53 AM

---

Dear City Council,

My name is Daniel Phillips and I live in the Hamline-Midway neighborhood. I'm writing to urge you to vote "YES" for the proposed [1-4 Unit Housing Study](#) amendments to the zoning code.

I think these amendments are a sensible way to had much needed housing to St. Paul, especially through reducing minimum lot sizes and set backs.

When I bought my house in 2005 I settled for single family home on a typical 40x120 lot. I would have much preferred a townhome/townhouse or a single family home on a much smaller lot.

My neighborhood has several lots that vacant and have been for year. Being able to build more housing on those lots would more property tax review for the city which we desperately need.

I recommend only one change to the proposal: Where the Planning Department has recommended applying the Zoning District H2 within an 1/8-mile radius around neighborhood nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of St. Paul's [2040 Comprehensive Plan](#) — namely, to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot, instead of only four, within that radius.

Thanks for your attention to my comments!

Daniel Phillips

1383 Charles Ave 55104

Sent from my iPhone

**From:** [Gaius Nelson](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** 1-4 Unit Housing Study - Phase 2 Zoning Amendments Testimony Gaius G Nelson  
**Date:** Wednesday, October 4, 2023 11:18:19 AM  
**Attachments:** [1-4unit phase2 zoning amendment Testimony Gaius G Nelson.pdf](#)

---

Madam President and Members of the City Council,  
Please accept the attached testimony regarding the 1-4 Unit Housing Study - Phase 2 Zoning Amendments.  
Thank you for your consideration.

--

Gaius G. Nelson  
206 Wheeler Street South  
Saint Paul, MN 55105

Gaius G. Nelson  
206 South Wheeler Street  
Saint Paul, MN 55105  
651-[690-0199](tel:651-690-0199)

October 4, 2023

Madam President and Members of the City Council,

Thank you for this opportunity to comment on the proposed 1-4 Unit Housing Study – Phase 2 Zoning Amendments. These amendments have the potential to significantly impact the character and quality of life throughout the City of Saint Paul.

Although many of the policy goals within the document try to tackle important issues of housing affordability, major increases to the density allowance of every residential zoning district in the city by more than 600% is not the answer. The proposed density is simply too much and can only be achieved by making density and dimensional changes that will negatively impact adjoining properties and the natural environment. The proposed zoning amendments are poor, overwrought urban planning solutions to issues that cannot be solved by extreme zoning methods that compromise the quality of our neighborhoods and create significant unintended consequences if adopted.

**Unintended consequences:**

- The availability of naturally occurring affordable housing will be reduced.  
Less expensive homes will be torn down to create 5 or 6 unit market rate apartments.
- Off campus student housing issues will be increased.  
5 or 6 unit buildings with 3 – 4 bedrooms rented individually to students will be built.
- Long-term rental housing will be displaced by Short-term rentals (Airbnb, etc.).  
Up to four units may be rented in an owner-occupied fourplex.
- Developers will utilize permissive setback and height limits to create ever larger single-family homes out of character with the surrounding neighborhood.  
Do builders support a 2,500sf limit for single family homes within the city? Will owners of \$1M lots in the Bridges development? Will unfinished basements require a variance to be finished as living space if this limit is exceeded?

**Inadequate Public Outreach and Understanding of the Implications of these Amendments:**

- The Planning Commission public hearing was sparsely attended for a change of this magnitude effecting the entire city. Compare this to the Summit Avenue bikeway meetings.
- Few citizens have the time, ability, or inclination to understand a **538-page technical report**.
- See the written comments from Patricia James, retired planning staff dated April 17, 2023 on page 303 of the Planning Commission report for more on this point.

## **The Proposed Density is Too High for the City's Small Lot Sizes:**

The City Council's original request to the Planning Commission was to study changes to zoning requirements to allow construction of duplex and triplex units within a greater number of residential areas. The proposed zoning amendments have gone well beyond this allowing:

- **Up to 6 units per lot** within every residential zoning district in the city.
- Increasing current density from 6-8 net units per acre to **45-53 net units per acre**.
- These amendments exceed similar zoning standards in other communities:
  - Minneapolis 3 units per lot** (currently under court review – has been found to be detrimental and in violation of environmental requirements).
  - California 4 units per lot** (requires legal lot split into 2 lots with 2 units per lot).
  - **Seattle 2 – 3 units per lot + 1 ADU per unit** with 0.75 FAR limit plus parking, mandatory affordability, and tree protection requirements (unit count based upon lot size of 2,000sf per unit and may be reduced by FAR. This is 50% of H2 zoning density).
  - Maine 2 units per lot**

## **Negative Environmental Impacts:**

Three units per lot has already been ruled by the courts to be in violation of environmental requirements. Twice this density is likely to produce a similar outcome. Higher density and reduced setbacks and height increases will have the following negative impacts:

- Reduced open space that creates small, disjointed open space zones only ten feet wide between homes and in front yards. Similar strips of land are likely within back yards where additional structures are built using the required 10-foot separations.
- Sidewalks, patios, decks, and vehicle pavement will cover much of the remaining open space.
- Stormwater management will be difficult with little available permeable area. Without strict design control, neighbors' properties will be impacted. The aggregate increase of unfiltered, uncontrolled runoff will flow directly into our waterways degrading water quality.
- Significant tree cover will be reduced, and new trees will not thrive in confined areas.
- Wildlife habitat will be eliminated allowing only the most urban adaptable species to exist.
- Sunlight and air flow will be significantly reduced between structures.

## **Ask Yourself If You Can Explain to Citizens Why It Is Reasonable That:**

- This 538 page highly technical ordinance was passed without significant public outreach and a clear explanation to the citizens of Saint Paul what the implications of passage may mean.
- A potential first-time homebuyer loses their bid on a starter home to a developer who will tear down the house and build 5 or 6 market rate rental units.
- Neighbors in Union Park, Summit-University, Macalester-Groveland and other areas near college campuses must live next to 5-6 housing units each containing 3-4 bedrooms with each bedroom rented individually to a college student.

- Residents in West Seventh, Summit Hill, or anywhere in the city must endure the traffic from four short-term rental units in a fourplex that provides no off-street parking.
- There are six air-conditioning units in the neighbor's side yard that do not allow one to open their bedrooms windows to get some fresh air on a summer night due to the noise, or that it is unfortunate that they must convert their own sideyard into a shade garden.

The proposed zoning ordinance is not a reasonable method to increase the affordability of housing in the city and is likely to exacerbate the issue. The city council should return to its original request to allow duplex and triplex housing within additional zoning districts. Higher densities including fourplex units are appropriate and reasonable near transit routes and neighborhood nodes. Unfortunately, the current proposal makes little differentiation in allowable unit counts between the H1 and H2 districts, with similar densities allowed throughout the city.

To provide affordable housing, the city must commit to long-term funding for real solutions that create truly affordable housing. It should not attempt to rely on the private sector to fill this need using zoning rules and optional short-term affordability commitments that will only provide minimal, if any improvement to the problem. The proposed amendment will however have significant negative if unintended consequences to the character and quality of life within our city.

Please do not pass the 1-4 Unit Housing Study – Phase 2 Zoning Amendments without significant modification and reduction in allowable densities.

Thank you for your consideration.



40-year Saint Paul Resident  
Former Planning Commissioner, Zoning Chair  
Past President, Macalester-Groveland Community Council  
Licensed Architect

**From:** [Karen Bovard](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** zoning change vote  
**Date:** Wednesday, October 4, 2023 11:17:01 AM

---

City Council Members: I am a renter in downtown St. Paul and strongly believe that small-unit affordable housing is an essential component to healthy communities. With careful attention to technical details such as those laid out in this plan, new small-unit affordable housing can be built without changing the essential nature of neighborhoods while increasing access to the benefits of our city. Please vote YES on the proposed 1-4 Unity Housing Study amendments to the Zoning Code.

Karen Bovard, Ph.D.

**From:** [Noah Hamilton](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** 1-4 Unit Housing Study comments  
**Date:** Wednesday, October 4, 2023 11:12:15 AM

---

Good morning!

I'd like to voice my support for the 1-4 Unit Housing Study Phase 2 zoning code. I'm a resident of the St. Anthony Park neighborhood, and I believe that the city (and especially St. Anthony Park) would benefit from increased density.

In particular, I support density because it increases the demand and viability of public transit and amenities such as grocery stores within easy walking and cycling distance. Plus it keeps that business (and tax revenue) in St. Paul. The nearest affordable supermarkets to St. Anthony Park are in Minneapolis and Roseville. We do have two smaller grocery stores, but both are more upscale and expensive, which are not bad stores to have, but unfortunately they are the only options.

I would also support a gentle easing of residential-only zoning. As in, allowing the occasional small corner coffee shops, restaurants, or convenience stores within otherwise residential areas (the business idea list is not exhaustive).

I cannot make it to the meeting this afternoon due to work obligations, but I wanted to make sure that my comment has been taken into account.

Thanks,  
Noah Hamilton

**From:** [Brigid Kostka](#)  
**To:** [#CI-StPaul\\_Ward4](#); [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** Vote NO for zoning amendment that proposes 6 housing units per lot  
**Date:** Wednesday, October 4, 2023 10:27:07 AM

---

Dear Council Members,

As a resident of St. Paul I ask you to represent me in voting against an amendment that would allow 6 housing units per lot. I am especially against allowing this on single family properties. There are already so many homes converted to student housing in my neighborhood, this would vastly change the makeup of my community.

Please represent my dissent to this proposal.

With appreciation,

Brigid Kostka  
2234 Riverwood Place

**From:** [Betsy Fabel](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** In support of rezoning  
**Date:** Wednesday, October 4, 2023 9:23:44 AM

---

Dear Council,

I am a Saint Paul home owner and I am writing in support of re-zoning. Thoughtful urban density, I believe, can encourage public transit, energize public green spaces, and promote community.

Thank you,  
Elizabeth Fabel  
1721 Princeton Avenue  
Saint Paul, MN 55105

**From:** [Paul Aslanian](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Cc:** [solfrid](#)  
**Subject:** Rezoning Proposal  
**Date:** Wednesday, October 4, 2023 9:15:26 AM

---

Good Morning,

For a number of reasons, I OPPOSE the proposed rezoning change. The problem is not housing, it is incomes of those priced out of the housing market. Focus on the fundamentals not symptoms even if it cannot be a quick fix.

Please acknowledge receipt of this email,  
Paul Aslanian

Paul J. Aslanian, Professor Emeritus  
Mobile 651-245-5000  
Cabin 218-388-9958 (no cell coverage)

**From:** [Meghan Howard](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Letter for proposed 1-4 Unit Housing Study Amendments  
**Date:** Wednesday, October 4, 2023 9:11:24 AM

---

Dear City Council,

I'm writing to urge you to **vote "YES"** for the proposed 1-4 Unit Housing Study amendments to the Zoning Code.

As a Realtor in St.Paul - I have seen, firsthand, how difficult it is for buyers, friends, and family to find affordable housing in our city.

Let's change this and **vote "Yes!"** so we can have a better, more affordable and more vibrant, community in our great City.

See below for additional reasoning as to why I am submitting my request for a "YES" vote.

Thank you for your attention.

Sincerely,  
Meghan Howard

Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

1. Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.
2. Our city doesn't have enough homes for the people who want to live here. This drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.
3. Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.

4. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in Zoning Districts H1 and a 39-foot limit in H2
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I recommend only one change to the proposal: where the Planning Department recommends applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.



[Visit our website](#)



**From:** [Katie Johnston](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Cc:** [Katie Johnston](#)  
**Subject:** VOTE AGAINST proposed zoning amendment  
**Date:** Wednesday, October 4, 2023 8:09:03 AM

---

I live in Merriam Park, on Dayton Ave between Snelling and Fairview. The amount of traffic and building in my neighborhood has changed the community. I've been in my house for 18 years, as have many of my neighbors. We are already suffering from crowded on street parking and terrible traffic on Snelling, Selby and Marshall. There are frequent accidents at Fairview and Marshall.

Amending the zoning allowances will be detrimental to our neighborhood and community.

Please stop this crowding- we have many small children on our block who play outside and ride bikes and scooters. The increased traffic is dangerous for them already- increasing it by tearing down existing housing to crowd in more units will only make our community more dangerous.

Please have some consideration for the families/taxpayers who have lived here for many years.

Please stop this zoning amendment.

Katie Johnston  
651-308-0516

**From:** [Ranee Rock](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Zoning  
**Date:** Wednesday, October 4, 2023 4:00:20 AM

---

My name is Ranee Rock. I am a Ramsey County resident and a member of the SHIP Collaborative and a Minnesota Coalition for the Homeless fellow Policy member, both organizations seek to prevent and end homelessness across the state of Minnesota.

Housing is a basic human right. For everyone. No matter who you are.

Zoning and racism related to housing need to be left where they are along with the ones who continue to promote it. Saint Paul will continue to see mental health outbursts, auto thefts, feeling unsafe while riding Metro Transit trains, year to year increases of families involved in Child Protection, etc. as long as homelessness exists as it does today. All of the issues I mentioned are and will always be contributing factors of and for homelessness and go unaddressed especially during times a person is experiencing housing instability.

The only way to truly resolve all of this is through prevention measures such as banning single family homes. The ban is a great place to start. Not only will more than one family have a place to call home, also with each new development of houses and apartment buildings to mandate a number of units specific for low-income renters such as myself, will help to grow the affordable housing Ramsey County desperately needs. Think prevention, not immediate response systems, because that has never worked. Also thinking of prevention strategies in everything will have the same meaning as "kill two birds with one stone". The families in need of affordable housing, will not only get just that but the wrap around services they need to become and stay stable. Right now is the time not just for Ramsey County but all of Minnesota to reframe their thinking to prevention and implement the steps to move towards housing justice...which is why I am in favor of the ban.

Ranee Rock  
612.489.9849

**From:** [Zack Farrell](#)  
**To:** [\\*CI-StPaul](#); [Contact-Council](#); [Rebecca Noecker](#)  
**Subject:** PUBLIC COMMENT - 1-4 Unit Housing Study Phase 2 Zoning Amendments  
**Date:** Tuesday, October 3, 2023 11:36:34 PM

---

Councilmembers,

I am writing in support of the changes proposed by the 1-4 unit housing study.

In some of the most beloved neighborhoods in the city, the zoning rules that exist today would prevent the houses that make up these neighborhoods from being built. On many lots that once had houses on them and where a house would perfectly match other lots in the neighborhood, it is illegal to build a home there today due to overly-particular zoning districts and requirements. Decreasing minimum lot sizes and allowing more units per lot will open up the opportunity for many people who would love to live in Saint Paul to do so when they otherwise would have been priced out.

This sort of neighborhood scale development relieves the pressures put on more densely zoned neighborhoods that until now have been expected to absorb all of the demand for new housing across the city, this will open up the opportunity for new housing that allows neighborhoods to grow more gradually, without displacing blocks of existing residents.

Enacting these policy changes is a critical step in doing our part as a city to address the climate crisis. Neighborhoods with more homes allow more people to live close to shops and businesses and increase the demand for those businesses. It becomes easier to live close enough to walk or bike places which removes greenhouse gas emissions from driving, a large portion of carbon emissions in Saint Paul. Attached units like duplexes, triplexes, and fourplexes greatly reduce the cost of heating and cooling for each family, since the shared walls eliminate places for heat to escape.

If we do not make room for people who want to live in Saint Paul to do so, they will have to live in a suburb instead where they will have to drive more and use more energy. That pushes development into farmland and wilderness spaces at the edge of the suburbs instead of making better use of the land that is already urbanized. By allowing more homes to be built in the city we preserve much larger areas outside of it.

Thank you for your consideration,  
Zack Farrell  
600 Summit Ave #2

**From:** [dnrk2@comcast.net](mailto:dnrk2@comcast.net)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** In support of proposed zoning changes  
**Date:** Tuesday, October 3, 2023 9:49:45 PM

---

Dear St. Paul City Council Members,

We are writing to urge your support for the proposed zoning changes that the Planning Commission has put forth. This is in alignment with supporting all St. Paul residents and with efforts to ensure equity across race, age, ability and many other characteristics. Single family-only zoning policies have contributed to challenges in our housing supply, and have negative impacts on housing equity in our city. This policy is a step forward to create a more equitable future for all St. Paul residents.

Respectfully,  
Dan and Renee Kidney

2010 Fairmount Ave  
St. Paul MN 55105  
Ward 4

**From:** [Michele Molstead](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Vote Yes for the 1-4 Unit Housing Study amendments  
**Date:** Tuesday, October 3, 2023 9:27:38 PM

---

Dear Saint Paul City Council,

I am a resident of Ward 1 and write urging you to vote “YES” for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. There are so many reasons why these changes would be forward-thinking for our city. Here are a few that I find particularly compelling:

- Our city’s history of exclusionary zoning codes needs these corrections to increase housing supply and affordability.
- The proposed changes align with our city’s Climate Action Resilience Plan.
- Our aging residents and their families and caregivers will benefit from a more diverse collection of housing choices.

One recommended change: Increase the catchment area from 1/8-mile to 1/4-mile around Neighborhood Nodes in the Zoning District H2. That’s shorter than the stroll from the Space Tower to the Lee & Rose Warner Coliseum at the State Fair, and a reasonable distance for most people to walk to a shop or a transit stop (although perhaps not quite as much fun).

Thank you for the opportunity to engage in this process.

Michele Molstead  
Ward 1  
705 Holly Avenue

**From:** [Joan Haan](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Saint Paul Zoning Changes  
**Date:** Tuesday, October 3, 2023 9:24:33 PM

---

Dear Saint Paul Council Members,  
I live in Ward 4 and am an ISAI AH leader. No matter our ward, neighborhood, race or age, renter or homeowner, all Saint Paulites deserve opportunities to call our city home.

Our current zoning codes have not only made it harder to increase housing supply, but also to advance housing equity goals in areas like anti-displacement and housing affordability. This has profound implications for a city that has almost half of their residents renting and a significant number of residents who are Black, Indigenous, people of color and immigrants.

Here are a few reasons why I believe the proposed 1-4 Unit Housing proposed amendments to the Zoning Code move us forward as a city. This is why ISAI AH is urging the city council to vote "YES".

1. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.
2. Having an updated zoning code positions Saint Paul to attract more people to live here so we can have more residents collectively chip into the collective solutions and city programs we all need to thrive.
3. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan.
4. We strongly support both the stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible:
  - A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2
  - 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
  - Carefully calculated increases to the allowable lot coverage, with reasonable limits
5. We recommend a change to the proposal: where the Planning Department has recommended applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile.

Ultimately, these proposed zoning code changes are a critical tool to address our housing challenges and will require intentionality in fostering equitable practices in how we increase our housing supply in Saint Paul. We urge a vote "YES" by the Saint Paul city council.

Thank you,  
Joan Haan  
2249 Summit Ave

**From:** [Katherine DuGarm \(she/her\)](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code  
**Date:** Tuesday, October 3, 2023 8:06:16 PM

---

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

1. Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes. Families with two adults can live in a tiny home as a co-worker does. Families with several children will need something larger. We need the variety of housing in our city just as we need the variety in families.
2. Our city doesn't have enough homes for the people who want to live here. This drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.
3. Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs. This is important because the cost of running our city at a level where people want to live here will only go up, and the money needs to come from somewhere. Let's both house more people and increase the tax base.
4. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers. I chose to buy my house where I did because it was on a transit line and in walking distance of two shopping areas, so I can get to the services I want and need.

I strongly support both the stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in Zoning Districts H1 and a 39-foot limit in H2

- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I recommend only one change to the proposal: where the Planning Department recommends applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four. The services I mentioned walking to are about 3/4 of a mile from home for me. While that is a bit of a hike, a half mile is easy for a person without mobility issues.

Thanks for your attention to my comments!

Sincerely,

Katherine DuGarm

1142 Norbert Lane, St. Paul 55116

Sent with [Proton Mail](#) secure email.

**From:** [Dennis Heaton](#)  
**To:** [\\*CI-StPaul>Contact-Council](#); [#CI-StPaul.Ward3](#)  
**Subject:** Re: OPPOSITION to St. Paul zoning amendments  
**Date:** Tuesday, October 3, 2023 7:53:59 PM

---

To whom it may concern,

I am writing to share my opposition to proposed zoning amendments allowing single family properties to be rezoned allowing 6 housing units per lot.

I understand the intent of the proposition to increase housing supply and equity, however, the individuals or companies that would likely participate in creating new units on existing lots will be profit motivated. Therefore, while potentially increasing housing supply, you are not improving housing equity. In addition, by increasing the population density of the neighborhoods of Saint Paul, the already aged infrastructure, would take on much greater stress and potentially fail. This would result in more construction, road closures, and potentially increased tax burden on an already high tax county and city. Also, by not requiring off street parking, there will be more vehicles in the street which will increase congestion, make neighborhood streets less easy to travel, and less safe to walk, run, or bike. In addition, the added traffic on the street would produce logistical, and technical difficulties with snow clearance in the winter. Finally, the aesthetics of some of the old, historic neighborhoods of Saint Paul would be ruined and ultimately the culture and history of the city I call home would be forever changed.

I urge you to consider the long term ramifications to this proposal. While at face value increasing housing supply would improve housing opportunity and equity, I believe it will only drive home prices higher and further deteriorate the already stressed housing market.

Thank you,

Dennis Heaton  
141 Cambridge St.

On Oct 3, 2023, at 10:59 AM, Audrey Schenewerk <[aschenewerk@gmail.com](mailto:aschenewerk@gmail.com)> wrote:

I am writing to share my **opposition** to proposed zoning amendments allowing single family properties to be rezoned allowing 6 housing units per lot.

**From:** [Zindzi McCormick](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Support for more 1-4 unit housing  
**Date:** Tuesday, October 3, 2023 7:37:56 PM

---

Dear City Council,

I bought my single-family house in the Cathedral Hill neighborhood precisely because this neighborhood is so densely and diversely filled with great multi-unit housing. I'd love to see zoning improvements in support of more 1-4 unit housing throughout the city too!

I strongly support both the stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

1. A 33-foot height limit in Zoning Districts H1 and a 39-foot limit in H2
2. A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
3. Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I recommend only one change to the proposal: where the Planning Department recommends applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Zindzi McCormick  
525 Holly Ave, Saint Paul MN 55102

**From:** [Tumbleweed Weed](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** The missing middle  
**Date:** Tuesday, October 3, 2023 7:33:55 PM

---

I currently live in 100 year old four Plex and I love the fact that I don't have a long hallway to walk down. Our neighbors are more accessible in my neighborhood and much more diverse since there are different housing options. I will not live in a large complex as they seem institutional and cold. I urge you to support the missing middle that will more likely be owned by someone in my neighborhood rather than a corporate entity. I know my landlord and I have a good relationship with him and I find that important. I've had bad experiences renting from what I call money making machines which should not be a home.

Thanks for your time and consideration,

Russell Yttri

Formally of East St. Paul now just across the river in to Minneapolis.

**From:** [Wendy Eidukas](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** Residential Zoning  
**Date:** Tuesday, October 3, 2023 7:21:17 PM

---

Members of the St. Paul City Council,

Residential zoning must allow for higher density, for multiple reasons better stated elsewhere.

As a renter in St. Paul, I am writing to suggest what factors in residential zoning should not change. I would like to become a homeowner, but I do not want affordability to come at the cost of vernacular building practices that make my neighborhood a place I love.

The street side of properties takes precedence. Please keep consistent setbacks, comparable widths and heights (no more than one floor higher than neighboring properties), tree canopy and sidewalks. I would advise starting with policies that incentivize renovations to subdivide and/or extend single-family homes before allowing many teardowns. Once the latter horse is out of the barn, you won't get it back.

Please prioritize alley parking. While the alley-side depth of buildings may increase and ADUs become more prevalent, the rights of neighbors to sunlight for nutritional gardening and mental health cannot be forgotten.

Thank you for balancing the needs and concerns of all St. Paul residents.

Wendy Eidukas

**From:** [elainemoore1@comcast.net](mailto:elainemoore1@comcast.net)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** STOP the current Proposed Zoning Amendments - Meeting October 4, 2023 at 3:30pm City Council Chambers  
**Date:** Tuesday, October 3, 2023 5:22:33 PM  
**Importance:** High

---

To Mitra Jalali and All Council Members,

The following are my objections to the proposed change of ALL single-family properties to be rezoned to allow 6 units per lot.

The current rezoning amendment is too far reaching and in so many ways short sighted:

- \* This is TOO far reaching and takes away all the power away from every single-family homeowner in St. Paul. It removes our right to object to new construction or existing re construction.
- \* The council has given no time to allow citizens to respond to this especially given the far reaching nature. I received this notice within a week of the meeting(I can't make the meeting due to medical needs)
- \* You're not honoring the original intent of the zoning. Having areas zoned for residential creates safe neighborhoods.
- \* Crime does increase when you change zoning away from Single family. See <https://phlr.org/news/2013/12/study-shows-zoning-residential-land-use-leads-decrease-crime-rates-la#:~:text=The%20study%20also%20found%20that,trends%20before%20the%20zoning%20change>.
- \* Single family homes create wealth for individuals(The ability to buy and invest in an affordable home is a centerpiece of the American dream) You are effectively taking away single-family housing stock from St. Paul.
- \* You're breaking a contract made with every citizen who's already purchased a home. Many bought their homes expecting it to remain single family. By changing zoning you're affecting the long term valuation of the home, both in financial and livability terms.
- \* No Parking contingency??? Simple logic sees the problem here. More cars, more pollution, more congestion NOT enough room. Allianz field already shows how not planning for parking affects existing residents. Currently, nearly every game ticketholder will park over a 1.5 square mile of residential areas because parking was not planned properly.

Just a further note that Minneapolis recently abolished the 2040 plan due to major concerns regarding the impact on the environment, in the belief that this was overlooked, and growth was greatly overestimated. Has St Paul done due diligence in studying the anticipated growth of the city to support this zoning restructure based on proposed growth ?

The St. Paul city council seems to be trying to railroad unchecked growth

without consent from its citizens with this amendment. Focus groups of citizens should be afforded the right to consider such a sweeping change in the structure of the city prior to a hearing being scheduled !

I will respond at the polls and strongly urge my neighbors, colleagues, and anyone I know residing in St. Paul to do the same if this is pushed through in this haphazard way.

Elaine Moore, MA,LP

1735 Dayton Avenue Apt 1

St. Paul MN 55104

**From:** [Catharine Duncan](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** Proposed Zoning Amendments  
**Date:** Tuesday, October 3, 2023 4:25:35 PM

---

Dear Council Members,

This email is to express my extreme opposition to the proposed zoning amendments. These measures will increase population density in tighter living accommodations to an unacceptable degree.

Consequences of increased density include more trash, more traffic with less parking availability, more crime. Developers brought in to create more congested quarters imply a lack of commitment to quality of construction, more rental units, landlords who do not have pride of ownership.

Such a scenario will sacrifice quality of living for quantity of living - a situation that will have this tax paying property owner wanting out of the city, a likely prospect for other established homeowners as their relatively peaceful community neighbourhoods deteriorate into unpleasant, intolerable living conditions.

Thank you for noting this voter's opinion.

Cathie Duncan

From:



Lorraine Peller  
2016 Iglehart Ave  
Saint Paul, MN 55104-5146

To: City Council,

I strongly disagree with  
the proposed zoning amendments  
on single family properties.

Do the proponents of the  
changes know single family properties  
are the backbone of St Paul?

Do the proponents know that  
we single family property owners  
worked hard, saved to purchase a home  
in our neighborhoods and now pay  
taxes on the property?

Are we now supposed to  
buy homes for others?

*the above is my opinion:*

RECEIVED

OCT 04 2023

CITY CLERK

Sincerely

Lorraine F. Peller