

STAFF REPORT

FILE NAME: Ramsey County Reuse of Large Structure

FILE # 20-026-062

APPLICANT: Ramsey County

HEARING DATE: May 6, 2020

TYPE OF APPLICATION: Interim Use Permit

LOCATION: 398 Totem Road

PIN & LEGAL DESCRIPTION: 112822420003; SECTION 11 TOWN 28 RANGE 22 SELY PART OF NW 1/4 OF SEC 11 TN 28 RN 22 DESC AS BEG AT SE COR OF SD NW 1/4 TH NLY ALONG EL OF SD NW 1/4 DIST 250 FT TH SWLY TO PT ON NELY L OF BURLINGTON RD DIST 200 FT NWLY FROM SDL OF SD NW 1/4 TH SELY ALONG SD NELY L TO SL OF SD NW 1/4 TH ELY TO BEG;ALSO, PART OF SW 1/4 OF SD SEC LYING ELY OF SD BURLINGTON RD AND EX N 1/2 OF NE 1/4 OF SW 1/4 OF NE 1/4 PART LYING SELY OF BURLINGTON HEIGHTS DIVISON NO. 2 OF SW 1/4 OF NE 1/4 OF SD SEC AND ALSO EX BURLINGTON HEIGHTS DIVISION NO.2 THE NW 1/4 OF SE 1/4 OF SD SEC 11 TN 28 RN 22

PLANNING DISTRICT: 1

PRESENT ZONING: R1/RC3

ZONING CODE REFERENCE: Minnesota State Statute §462.3597

STAFF REPORT DATE: April 23, 2020

BY: Bill Dermody

DATE RECEIVED: April 10, 2020

DEADLINE FOR ACTION: June 9, 2020

-
- A. **PURPOSE:** Interim use permit for a reuse of large structures as a temporary emergency housing facility
- B. **PARCEL SIZE:** 71 acres
- C. **EXISTING LAND USE:** Vacant (former juvenile correctional facility campus)
- D. **SURROUNDING LAND USE:**
Single-family residential to the northwest, west, south, and southeast (R1 & R1/RC3); Highwood Hills Park to the east (R1); multi-family residential to the northeast (RM2)
- E. **STATE STATUTE CITATION:** Minnesota State Statute §462.3597 provides for interim uses and includes required findings for establishing an interim use.
- F. **HISTORY/DISCUSSION:** The site hosted the Boys Totem Town residential juvenile correctional facility until August 2019, and the buildings remain. The property owner, Ramsey County, has committed to partnering with the City of Saint Paul on a public process to determine the site's future uses – such process has not commenced.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, a recommendation has not been received from the Southeast Community Organization (District 1).
- H. **FINDINGS:**
1. Ramsey County has applied for an interim use permit to allow a reuse of large structures as a temporary emergency housing facility at 398 Totem Road, the former Boys Totem Town juvenile correctional facility campus. The interim use permit will allow emergency residence for isolation/quarantine of individuals who are experiencing COVID-19 symptoms and also experiencing homelessness. Three buildings on the campus (Kohler Hall, the 1964 Gymnasium, and part of the 1964 Building) are proposed to be occupied for the temporary use. Transportation to and from the facility will be by either the Ramsey County Sheriffs Office or one of two private transportation firms under agreement with and direction of Ramsey County.
 2. The City of Saint Paul and State of Minnesota have each declared a state of emergency regarding COVID-19. The Minnesota Department of Health has recommended social distancing and isolation of people experiencing COVID-19 symptoms.
 3. Minnesota State Statute §462.3597, Interim Uses, defines interim uses, gives authority to governing bodies to allow them, and specifies the required findings for establishing an interim use. It defines an interim use as a “temporary use of property until a particular date, until the

occurrence of a particular event, or until zoning regulations no longer permit it,” and it allows for conditions to be set on interim uses. The governing body may grant permission of an interim use of property if:

- a. *The use conforms to the zoning regulations.* This finding is met. A “reuse of large structure” is a use permitted in the R1 zoning district with a conditional use permit. A “reuse of large structure” is defined as “(c)onversion or reuse of residential structures of over nine thousand (9,000) square feet gross floor area and permitted nonresidential structures such as churches and schools.” The former correctional facility campus is a permitted nonresidential structure.
- b. *The date or event that will terminate the use can be identified with certainty.* This finding is met. The use will not be needed after the COVID-19 emergency has passed.
- c. *Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.* This finding is met. The buildings are publicly owned by Ramsey County. Also, no significant building modifications are necessary to occupy them. Occupancy permits must be reviewed by the City.
- d. *The user agrees to any conditions that the governing body deems appropriate for permission of the use.* This finding is met. The applicant has agreed to abide by any such conditions.

4. The applicant requests waiver of the application fee.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of an interim use permit for a reuse of large structure as a temporary emergency housing facility at 398 Totem Road, subject the following conditions:
 1. The interim use will terminate within 90 days after the City of Saint Paul and State of Minnesota states of emergency pertaining to COVID-19 have expired.
 2. Occupancy must be approved by the Department of Safety and Inspections (DSI). Occupancy must abide by and comply with and standards or conditions imposed by DSI and that those same standards and conditions are incorporated by reference as standards/conditions of the interim use permit.