

Patricia James and Paul Dubruiel
City of St. Paul
25 W. Kellogg Blvd.
St. Paul, MN 55102

26 October, 2010

Dear Ms. James and Mr. Dubruiel,

On October 12, the District 1 Land Use Committee met with Mr. Philip Gustafson regarding his proposed preliminary plat at 589 Burlington Rd. This meeting was called on short notice and did not include efforts to inform the neighbors who would be most affected. Our committee understood that the date of a hearing had not been set, and we wanted to understand better what the landowner had in mind before discussing the matter with neighbors.

At the meeting, and in collaboration with Mr. Gustafson, we decided to notify neighbors immediately because we were concerned about the number of days before a city hearing would be required. We subsequently flyered all households within 500 feet of the property, as well as the administration at Boys Totem Town, asking them to contact the District 1 office with their comments. There were a total of 40 flyers distributed, and we heard from 7 households. We also put a notice on our blog and in our email newsletter. Highlights of the responses we received accompany this letter.

The committee was concerned about how the newly created lots would deal with slope and tree preservation issues, and with stormwater. We asked Mr. Gustafson if he would consider eliminating the northwestern-most lot because of reports that this was the site of a former wetland. We wanted to understand whether he would be developing the lots himself and whether he planned to stay in his current home. We were satisfied with the responses he gave us, but wanted to hear community responses. As you can see from the enclosed form, community concerns were similar to the issues we raised.

In conclusion, the committee generally recognized that Mr. Gustafson had the right to divide his property, but we were concerned that buyers of these new lots be fully informed of the restrictions that apply in this area regarding steep slopes (and setbacks from bases and tops of those slopes), and preservation of the trees. We also wanted to make sure that developers did not worsen any infestations of oak wilt or emerald ash borers in this area. Stormwater management and community comments about the capacity of storm sewers in this area remain concerns.

Thank you for the opportunity to comment.

Betsy Leach
for the District 1 Community Council Land Use Committee

Zoning Review – Community Responses

Property: 589 Burlington Rd.

Issue: preliminary plat of 7 lots

In addition to the committee meeting, responses were solicited from neighbors via flyers and email. 40 flyers, 7 responses were received and are summarized here.

Community Response at Meeting:**

Please see letter for explanation of meeting

Meeting Date: October 12
 Meeting Location: Conway Rec Center
 Total # in Attendance: 6
 (A list can be provided upon request)
 # of residents and business/ property owners in attendance located in District 1*: 5
 Applicant Present?+: YES

Pros

Cons

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Community Response Outside of Meeting:**

Pros

Cons

<p>Wish him good luck – should enhance overall value of neighborhood; Rather have building in city than contribute to sprawl; Glad he is accepting responsibility for tree preservation and slopes; Owner has right to develop his property within code constraints; Preserve large oaks and pines by get rid of scruff that obstructs views of traffic</p>	<p>Too many lots for the neighborhood and lot; Stormwater issues – increased impervious surface of driveways and roofs; wetland in northwest corner; sewer is undersized as it is – this overtaxes it; developers should use innovative stormwater control Stop building in St. Paul! It is overdeveloped and this will ruin the feel of the neighborhood – stop bending the rules Eliminates some of the green space in the neighborhood; No condos or apartments or townhomes Too much fill required for the NW lot</p>
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* Prior to the meeting all properties within 350 ft. of the property in question were informed of the issue . Notification was also made on our neighborhood listserv and our website/blog.
 + The applicant was notified of the community meeting immediately after District 1 received a copy of the application from the City.
 ** All listed responses were given by individuals living, working or owning property in the boundaries of District 1 Community Council.

District 1 Community Council’s mission is to create opportunities for the people who live and work in our neighborhoods to engage with each other and our government officials to build a more vibrant and welcoming community.

Respectfully submitted by: Betsy Leach
 Community Organizer
 District 1 Community Council
 Land Use/Zoning Committee