

## STAFF REPORT

**FILE NAME:** Ramsey County Emergency Housing Facility

**FILE #** 20-022-109

**APPLICANT:** Ramsey County

**HEARING DATE:** April 8, 2020

**TYPE OF APPLICATION:** Interim Use Permit

**LOCATION:** 436 Dorothy Day Place, NE corner at 9<sup>th</sup> Street W.

**PIN & LEGAL DESCRIPTION:** 062822220059, Lot A of REGISTERED LAND SURVEY 442 TRACT A

**PLANNING DISTRICT:** 17

**PRESENT ZONING:** B5

**ZONING CODE REFERENCE:** Minnesota State Statute §462.3597

**STAFF REPORT DATE:** March 27, 2020

**BY:** Bill Dermody

**DATE RECEIVED:** March 24, 2020

**DEADLINE FOR ACTION:** May 23, 2020

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- A. **PURPOSE:** Interim use permit for a temporary emergency housing facility
- B. **PARCEL SIZE:** 19,166 sq. ft.
- C. **EXISTING LAND USE:** Vacant building (former overnight shelter)
- D. **SURROUNDING LAND USE:**  
Catholic Charities' campus (residential, overnight shelter, and services) to the south, Interstate 35E to the northwest, and St. Joseph's Hospital campus to the east.
- 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 subject building was previously used for temporary shelter associated with the Dorothy Day campus. It was vacated in 2019 upon opening of the adjacent Higher Ground buildings.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, a recommendation has not been received from the District 17 Capitol River Council.
- H. **FINDINGS:**
1. Ramsey County has applied for an interim use permit to allow a temporary emergency housing facility in the Mary Hall building located at 436 Dorothy Day Place on Catholic Charities' Dorothy Day campus. The interim use permit will allow emergency residence for isolation/quarantine of individuals who are experiencing COVID-19 symptoms and also experiencing homelessness.
  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. An emergency housing facility is permitted in the B5 zoning district with a conditional use permit.
    - 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 building was constructed for a similar use, and no significant building modifications are necessary to occupy it. 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 temporary emergency housing facility at 436 Dorothy Day Place, subject the following conditions:
1. The 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 this IUP.