Hello Rebecca,

I'm reaching out to voice my disgust at the meeting minutes included in our appeal packet outlining the Zoning Meeting from 4/23. There are at least a dozen points that are grossly misrepresented. I listened to that entire meeting, as did others involved in the appeal, and it very much seems as though these minutes were specifically tailored to address our objections and concerns in a manner detrimental to our cause. I challenge you to listen to the meeting recording and see for yourself if you don't believe me.

To highlight my point, take this first section outlined:



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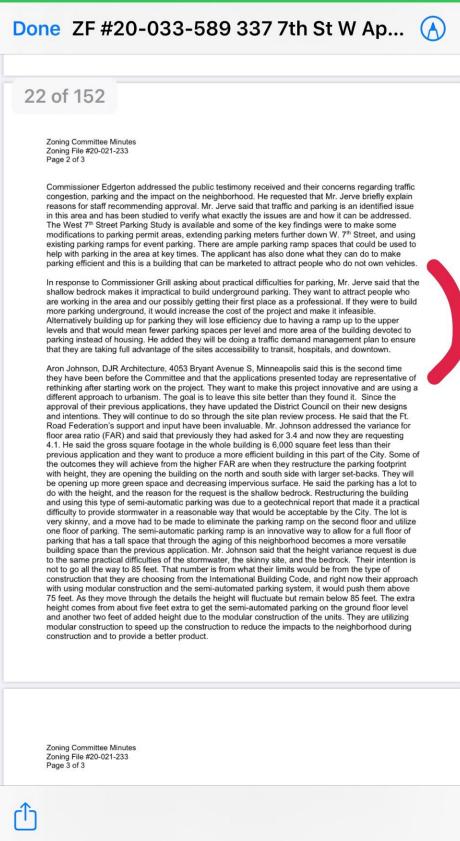
Done ZF #20-033-589 337 7th St W Ap... 21 of 152 MINUTES OF THE ZONING COMMITTEE Thursday, April 23, 2020 - 3:30 p.m. City Council Chambers, 3rd Floor PRESENT: Baker, DeJoy, Edgerton, Grill, Hood, Lindeke, and Rangel Morales EXCUSED: Ochs STAFF: Anton Jerve, Josh Williams, Samantha Langer, Allan Torstenson, and Peter Warner The meeting was chaired by Commissioner Edgerton. He stated that the chair of the Planning Commission had determined that due to the COVID-19 pandemic it is neither practical nor prudent for the Zoning Committee to meet in person, and therefore the meeting was being conducted remotely, with all members of the Zoning Committee attending the meeting remotely and the public able to submit comments by noon on the day of the meeting and monitor the meeting remotely. 337 7TH ST W - 20-021-233 - Conditional use permit for a maximum building height of 85 feet, variance to increase the maximum floor area ratio (FAR) from 3.0 to 4.1, and a variance to reduce the required number of off-street parking spaces from 136 to 110, at 337 7th St W and 366-372 Smith Avenue. Anton Jerve presented the staff report with a recommendation of approval with conditions for the conditional use permit and variance. He said District 9 submitted a letter recommending approval, and there were 2 letters in support, and 32 letters in opposition. He said that primary reasons for opposition were height, with many noting they would support nothing above 55 feet, and ongoing parking issues. Other common reasons included the potential for impact to Irvine Park Historic District and differentiating the neighborhood from downtown. All written testimony is published online and was made available to the Zoning Committee members for review before the meeting In response to Commissioner Rangel Morales, Mr. Jerve confirmed that the additional apartments they are requesting from the prior application submitted in 2019 are possible because they have reconfigured the parking area and using it more efficiently. It is not because they are increasing the height. Mr. Jerve said the previous application (ZF: 19-103-475) allowed for 153 units and 92 parking spaces and did not include a variance for parking but the applicant was in discussions with the Department of Safety and Inspection about whether a parking variance would be required. In response to Commissioner Rangel Morales, Mr. Torstenson said that under T2 zoning the maximum height without a conditional use permit (CUP) is 35 feet and 45 feet with a CUP. Mr. Jerve added that in a T3 zoning the maximum height is 55 feet and 90 feet with a CUP. In response to Commissioner Lindeke, Mr. Jerve clarified conditional use permits. He said CUPs are generally uses that are allowed, but they have several conditions that are associated with them. Sometimes the conditions are listed explicitly in the zoning code for specific uses and other times the uses are required to meet standard conditions for all conditional uses, including height. In a T3 district, heights up to feet are allowed subject to approval of a conditional use permit that is approved through the Zoning Committee and Planning Commission. The Planning Commission can add additional conditions to CUPs. Conditional use permits typically have some type of impact to neighbors and for that reason they require the extra scrutiny from the Planning Commission In response to Commissioner Grill, Mr. Jerve agreed that one of his reasons for recommending approval for the height request is because it is surrounded by a variety of different building heights and including some that are substantially taller. The request did not seem out of character with what has been built to the north within a block from the site. There have also been long term plans for wanting to build density along transit and Neighborhood Nodes in Saint Paul. Zoning Committee Minutes Zoning File #20-021-233 Page 2 of 3

In the meeting, no mention was made of Historic Irvine Park or the fact that we had concerns about the building being out of alignment with the character of our transitional neighborhood. In fact, I highlighted this point in an email follow up to Anton after the meeting to voice my frustration about that important consideration NOT being discussed. On at least 5 occasions in the zoning meeting, the Irvine Park Towers and hospital were used as precedent. Instead here, they reference alignment with our District Plan. That was not done in the meeting.

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This parking reference is also misstated. Related to the bedrock and parking, Commissioner Morales asked specifically how the developer did not understand the depth of the stone until such a late point in planning, after exploratory engineering work had already been done, and after zoning, CUP, and variances had already been previously applied for and approved. The answer was some rubbish about how the rock depths differ dramatically within a small amount of space. They should have been able to take sufficient samples to better estimate those depths.

I could go on and on, but want to emphasize that I'm very disappointed in the staff behavior and process I've seen throughout this ordeal.

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