Legislation Text

File #: RES PH 24-283, **Version:** 1

Granting an Interim Use Permit to Model Cities of St. Paul to Operate an Overnight Shelter for up to 64 Adults at 420 Roy Street.

WHEREAS, Minnesota Statute § 462.3597 allows municipalities to permit the temporary use of property as an "interim use" provided the governing body of the municipality finds, following a public hearing conducted in the manner provided under Minnesota Statute § 462.3597, Subd. 3, that the interim use meets the following standards specified under Minnesota Statute § 462.3597, Subd. 2:

1. The interim use conforms to the municipality's zoning regulations.
2. The date or event that will terminate the use can be identified with certainty.
3. Permission of the interim use will not impose additional costs on the public if it is necessary for the public to take the property in the future.
4. The user agrees to any conditions that the governing body deems appropriate for permission of the use; and

WHEREAS, pursuant to Minnesota Statute § 462.3597, Model Cities of St. Paul, in Planning and Economic Development Zoning File #24-088-519, duly applied to the City for an interim use permit to operate an overnight shelter for up to 64 adults; and

WHEREAS, a reuse of large structure is a use permitted in an RM2 zoning district with a conditional use permit under Leg. Code § 66.221, and Model Cities of St. Paul desires to use a building on the church campus at 420 Roy Street, legally described as Lots 22 thru 30, Block 1, Milham Park, for a temporary overnight shelter for up to 64 adults; and

WHEREAS, a public hearing was held by the City Council on December 11, 2024, pursuant to Legislative Code § 61.303, which fulfills the requirements of Minnesota Statute § 462.3597, Subd. 3, at which all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Council, having considered all the facts and testimony produced at the said public hearing including the report and recommendations from Department of Planning and Economic Development (PED) staff under PED Zoning File #24-088-519, dated November 27, 2024, as set forth therein, hereby grants Model Cities of St. Paul's interim use permit application to operate an overnight shelter for up to 64 adults and adopts as its own and incorporates them herein by reference, the said staff findings in support of the Council's decision;

NOW, THEREFORE, BE IT RESOLVED, based upon the report of staff in PED Zoning File #24-088-519, and the findings therein, that Model Cities of St. Paul's application for an interim use permit to operate an overnight shelter for up to 64 adults at 420 Roy Street, is hereby granted, subject to the following conditions:

1. The interim use permit will terminate on or before August 31, 2027.

2. Occupancy must be approved by the Department of Safety and Inspections (DSI). Occupancy must abide by and comply with any standards or conditions imposed by DSI and that those same standards and conditions are incorporated by reference as standards and conditions of the interim use permit.

3. All representations made by the Vendor in its Safe Space Shelter Operations Plan shall be

incorporated as part of the approval of the interim use permit. These include, per the operations plan, but are not limited to: 1) admittance to the shelter must be by reservation only; 2) security must be on site during shelter hours of operation, including two hours prior to opening; 3) daily shuttle transportation must be provided from and to downtown Saint Paul; and 4) trash must be removed along Roy Street and Shields Avenue four times per week.

BE IT FINALLY RESOLVED, that a copy of this Interim Use Permit Resolution be mailed to the applicant and to the City's Zoning Administrator, Planning Administrator and Building Official.