

**From:** [Kristin Koziol](#)  
**To:** [Greg Weiner](#)  
**Subject:** Fw: Zoning Change Proposal  
**Date:** Wednesday, October 18, 2023 8:05:10 AM

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**Kristin Koziol | Executive Assistant to Councilmember Russel Balenger**

Pronouns: she/her

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**From:** Jim Personal <[jim.hoar@comcast.net](mailto:jim.hoar@comcast.net)>  
**Sent:** Tuesday, October 17, 2023 10:13 PM  
**To:** #CI-StPaul\_Ward1 <[Ward1@ci.stpaul.mn.us](mailto:Ward1@ci.stpaul.mn.us)>  
**Cc:** Jim Hoar <[jim.hoar@comcast.net](mailto:jim.hoar@comcast.net)>  
**Subject:** Zoning Change Proposal

Think Before You Click: This email originated outside our organization.

Dear Councilman Belanger. I am writing to you today to express concern regarding the proposed changes to St. Paul's housing zoning codes.

While I acknowledge the need for more housing, this change appears to go from one end of the spectrum to the other. It feels more balanced to review non single family homes proposals on a case by case basis vs. telling developers that any property can be converted to a multi family property.

While densification seems to be the big push by the entire council, it does have some negative long term effects. Neighborhoods become more transient if no single family homes are available. Most people people would prefer to have a single family home to raise their families.

Further, the current zoning law requiring that 40% of a city lot be left open for rain water absorption would be violated if anyone wanting to build a second structure on their property (or completely redevelop their lot). The consequences to water quality in the Mississippi River would be significant.

There is also the issue of parking for densified neighborhoods. Given the lack of off street parking in our current housing stock, one can only imagine the impact of putting more people in our city. I'm also greatly concerned that this zoning law change will be the single biggest reason historic homes are torn down. I moved here 27 years ago because of the character of St. Paul neighborhoods (and the commitment to historic preservation).

I realize the vote is tomorrow and you will probably all support this measure. All I am requesting is that the council truly consider the downstream effects of changing the laws so radically.

Thank you,

Jim Hoar  
1350 Ashland Avenue  
St. Paul

**From:** [molddoctor.minnesotamolddoctor.com](mailto:molddoctor.minnesotamolddoctor.com)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** doubling or tripling housing on residential lots  
**Date:** Wednesday, October 18, 2023 12:07:58 AM

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I am profoundly concerned with the proposed rezoning in St. Paul. Our city's infrastructure is already stretched too thin. We have failing roads in every corner of the city, a growing homeless population, unplowed winter roads, patched roads that fail, an understaffed police department, and a fire department that has not increased its personnel since the 1970's. We need to address the issues we have before we can drastically increase the population. There is little evidence that the proposed zoning change would increase affordable housing. I have spoken with several residents in new apartments. They pay more than I do for my mortgage. Of course no equity at the end - just move to another overpriced apartment. This proposal needs to be discussed further and voted on by the tax payers of this city before these rezoning changes are made. The city chooses to keep apartments at 4 story, with the exception of the section 8 high rises. The best use of land is to go up rather than despoil the planet with more and more concrete and plastic. Luxury apartments if you wish to make the city more upscale-- otherwise moderate rentals. Maybe mixed income. Current rentals are ridiculously high which makes people who cannot afford the apartments lust after the single family homes.

Where will the people who crave our gardens be able to garden? There will not be any sunlight to garden, just weeds, creeping Charlie and quack grass and a few unhappy Hostas.

I worked very hard for my house. After many moves, I was able to buy my own home, I thought Saint Paul would be a place where I would like to finally live. That was 25 years ago. The changes, courtesy of our City government, are negative, capricious and unsustainable. My property taxes soar along with the air pollution. What a pity that the taxes are not applied to something that benefits all rather than pet projects.

Stephanie Digby  
1682 Taylor Avenue  
Saint Paul, MN 55104

**From:** [Eric Morcos](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** Residential Rezoning  
**Date:** Tuesday, October 17, 2023 10:55:47 PM

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St. Paul City Council,

I have many concerns about the rezoning in St. Paul. Our city's infrastructure is already stretched too thin. We have failing roads in every corner of the city, a growing homeless population due to unchecked drug abuse and sales, an understaffed police department, and a fire department that has not increased it's personel since the 1970's. We need to address the issues we have before we can drastically increase the population. There was a computer game released in 1989 by the name of SimCity. This game allows you to build a city. If you build a new neighborhood in the game, you need to add a new police station, fire station and so on, because if you don't, crime increases and the city burns. There is little evidence that the proposed zoning change would increase affordable housing. I have spoken with several residents in new, supposedly affordable, apartments on 7th Street. They pay as much as I did for my mortgage and with no benefits of building equity. This proposal needs to be discussed further and voted on by the tax payers of this city before these changes are made.

Thank you,  
Eric Morcos

P.S. Feel free to call, text or email anytime. 651-208-7237

**From:** [Shari Moore](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: 10/04/23 Suppl. Staff Memo - Errors in Density Analysis Figures 3 & 7 - Exceed 2040 Comp Plan  
**Date:** Wednesday, October 18, 2023 2:18:03 PM  
**Attachments:** [Figure 3r 100423 Supp Staff Memo.pdf](#)  
[Figure 7r 100423 Supp Staff Memo.pdf](#)

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Please attach

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**From:** Jane Prince <Jane.Prince@ci.stpaul.mn.us>  
**Sent:** Wednesday, October 18, 2023 2:13 PM  
**To:** Polly Heintz <polly.heintz@ci.stpaul.mn.us>  
**Cc:** Shari Moore <shari.moore@ci.stpaul.mn.us>  
**Subject:** FW: 10/04/23 Suppl. Staff Memo - Errors in Density Analysis Figures 3 & 7 - Exceed 2040 Comp Plan

Can you get this into the public record – it came in before last week’s meeting,

Jane

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**From:** Gaius Nelson <[gaius@ntp.cc](mailto:gaius@ntp.cc)>  
**Sent:** Tuesday, October 10, 2023 3:35 PM  
**To:** #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>  
**Subject:** 10/04/23 Suppl. Staff Memo - Errors in Density Analysis Figures 3 & 7 - Exceed 2040 Comp Plan

**Think Before You Click:** This email originated **outside** our organization.

Hi Jane,

I think you should be aware of the significant omissions / errors contained in the Density Analysis of Figures 3 & 7 within the Supplemental Staff Memo dated 10/04/23. (See attached Figures 3r & 7r).

Figures 3 & 7 failed to calculate the impact of density that would be allowed on lot sizes that are smaller than the minimum needed to achieve the maximum allowable unit count without bonuses.

Attached Figure 3r demonstrates how the smallest lot size needed within H1 districts for 2 and 3 units (without bonus) allows 4 and 5 units (with bonus). The resulting density of 48 to 58 units/acre significantly exceeds the density range in the 2040 Comprehensive Plan for Urban Neighborhoods “Base Range” of 7-30 units/acre.

These densities approach the high end of the Comprehensive Plan density “At Neighborhood Nodes”.

Proposed H1 zoning district areas DO NOT include Neighborhood Node or High Frequency Bus Routes.

Yet these small lots allow the highest density.

Also, I envision 6,000 square foot lots being subdivided, to allow a total of 8 units. This will be

allowed within the zoning district that is intended to retain the lowest density housing within “Urban Neighborhoods”.

Figure 7r demonstrates the cumulative impact of larger areas of the city falling within higher density zones. 99% of H1 lots will allow 4 units (not 51% as indicted).

This is just one additional example of potential unforeseen consequences of the proposed zoning amendments. And no affordable units are required to achieve these densities.

I think the public has not been well served by the lack of outreach and education regarding the impacts of these changes. There is still time to slow this down and provide meaningful discourse.

Thank you.

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Gaius G. Nelson  
206 Wheeler Street South  
Saint Paul, MN 55105  
Day: 612-331-7178

**Figure 3. Density analysis of proposed H1 and H2 zoning districts (by-right, & density bonus)**

	H1	H2	Comparison to Residential land use density range in 2040 Comprehensive Plan
Minimum lot size per unit (square feet)	1,500	1,000	
Minimum lot size per unit (acres)	0.034	0.023	
<b>By-Right Scenarios:</b>			
Maximum number of units on a lot*, allowed by right	4	5	By-right maximum density for H1 is consistent with Urban Neighborhood "Base Range" of 7-30 units/acre. By-right density for H2 is consistent with Urban Neighborhood "At Neighborhood Node" range of 20-60 units/acre.
Maximum density, allowed by right (units/acre)	<b>29</b>	<b>44</b>	
**(2 as-of-right +2 bonus) 3,000 sf lot = <b>58</b> u/ac			
<b>Density Bonus (+1 unit) Scenarios:</b>			
Maximum number of units on a lot, including bonus of 1 unit*	5	6	Density with bonus for H1 and H2 is consistent with Urban Neighborhood "At Neighborhood Node" range of 20-60 units/acre.
Maximum density, including bonus of 1 unit (units/acre)	<b>36</b>	<b>52</b>	
**(3 as-of-right +2 bonus) 4,500 sf lot = <b>48</b> u/ac			
<b>Density Bonus (+2 units) Scenarios:</b>			
Maximum number of units on a lot, including bonus of 2 units*	6	N/A	Density with bonus for H1 is consistent with Urban Neighborhood "At Neighborhood Node" range of 20-60 units/acre. Density bonus for H2-zoned lots caps out at 6 units (see bonus of one unit for calculation for H2).
Maximum density, including bonus of 2 units (units/acre)	<b>44</b>	N/A	

Notes: \*Assumes lots meets the minimum lot area for 4 units for H1 or 5 units for H2.

\*\* Assumes lots meet the minimum lot area for 2 or 3 units in H1 zoning district.



This = 58 units / net acre  
750 sf / unit - the highest density in the lowest density zoning district

\*\* Utilizes density bonus of 1 unit  
\*\*\* Utilizes density bonus of 2 units  
This creates much higher density impact within neighborhoods with the smallest lot sizes.

**Figure 7. Percent of RL-H2 lots that would be permitted 2, 3, 4, 5, or 6 principal units and the minimum lot size required based on the proposed lot area per unit standards**

Note:  
2 bonus units can be achieved without providing affordable units.

		2 Units	3 Units	4 Units	5 Units	6 Units
<b>RL</b>	Percent of lots: Minimum lot size required:	63% 18,000 sq. ft.	N/A	N/A	N/A	N/A
<b>H1</b>	Percent of lots: Minimum lot size required:	99% 3,000 sq. ft.	93% 4,500 sq. ft.	51% 6,000 sq. ft.	51%* 6,000 sq. ft.*	51%* 6,000 sq. ft.*
<b>H2</b>	Percent of lots: Minimum lot size required:	99% 2,000 sq. ft.	98% 3,000 sq. ft.	93% 4,000 sq. ft.	65% 5,000 sq. ft.	65%* 5,000 sq. ft.*

Source: Ramsey County Parcel Data

Notes: "Percent of lots" refers to the percentage of lots larger than 1,000 sq. ft. that are not split-zoned. Except for the 5 Units and 6 Units columns, "minimum lot size required" refers to the minimum lot size required for projects not utilizing a density bonus\*.

\*Development would need to utilize density bonus to be permitted a maximum of 5 or 6 units in H1 or 6 units in H2.

**From:** [Salina Amey](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** Vote NO to zoning changes in St Paul single family housing neighborhoods  
**Date:** Wednesday, October 18, 2023 12:13:41 PM

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I live on Curtice St E., in the neighborhood called the "West Side". I have lived here more than 25 years, and in recent years high numbers of homes near mine have been bought up by slum landlords, who are not held accountable by the St Paul Dept. of Safety and Inspections (DSI) to live up to their legal obligations to maintain the properties as required by ordinance. When young couples have bought homes in my neighborhood, they quickly regret their decision and sell, in order to move to neighborhoods in which the homes and properties are adequately maintained. I have received hundreds if not thousands of offers through the mail and over the phone to purchase my home, by investment companies seeking homes to buy as rental properties. This ordinance will be extremely harmful to the neighborhoods, such as mine, which are in a state of decline due to the greed and negligence of DSI, which only cares about collecting fees but does not care a whit about their responsibilities to residents.



**From:** [Polly Heintz](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: VOTE NO!! Housing Zone change  
**Date:** Wednesday, October 18, 2023 1:09:01 PM

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-----Original Message-----

From: Kevin Tetu <kpt255106@yahoo.com>  
Sent: Wednesday, October 18, 2023 4:51 AM  
To: #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>; #CI-StPaul\_Ward5 <Ward5@ci.stpaul.mn.us>; \*CI-StPaul\_CC-Ward6 <CC-Ward6@ci.stpaul.mn.us>; Elizabeth Stiffler <elizabeth.stiffler@ci.stpaul.mn.us>; Sean Kershaw <Sean.Kershaw@ci.stpaul.mn.us>; Mai Chong Xiong <maichong.xiong@co.ramsey.mn.us>  
Cc: Mara Gottfried <mgottfried@pioneerpress.com>; Frederick Melo <fmelo@pioneerpress.com>; Therese Scherbel <scherbel@gmail.com>; Jeremy Ellison <jeremy.ellison@ci.stpaul.mn.us>  
Subject: VOTE NO!! Housing Zone change

Think Before You Click: This email originated outside our organization.

Wednesday October 18, 2023

VOTE NO!

Our streets cannot handle anymore vehicles on old wagon street design. Look at how many yards are parking lots already.

Have any of you driven by apartment buildings with NO PARKING AVAILABLE!?!?

LOOK AT THE WHOLE PICTURE AND SERVICES NEEDED TO HANDLE ADDITIONAL PEOPLE AND VEHICLES ON OUR STREETS.

SHUT THE DOOR!!!

We have too many people already for our system with poor services for the people living here.

Public works can't handle the plowing and maintenance of residential streets.

Take those ROSE COLOR GLASSES OFF!

Kevin Tetu

Sent from my iPhone