

**ZONING COMMITTEE
ACTION MINUTES**

**Thursday, February 13, 2020 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard**

I. Approval of January 30, 2020, Zoning Committee Minutes

II. Chair's Announcements

Chair Edgerton stated that the regularly scheduled meeting is cancelled. The Zoning Committee will hear a presentation from the Planning Director, Luis Pereira with discussion to follow.

III. Planning Director's Presentation with discussion to follow

Mr. Pereira presented policies and implementation actions from the 2040 Comprehensive Plan that the Commission ranked as high-priority at the May 3, 2019 retreat focused on equity. He distributed a letter that was submitted to the Mayor's Office detailing the Planning Commissioners top priorities (letter attached).

Mr. Pereira said that the Zoning Committee had previously met August 1, 2019, to discuss how to approach equity with zoning applications. That presentation resulted with the Zoning Committee requesting a document for equity guidelines that could accompany zoning applications. Mr. Pereira presented the draft Equity Guide for Comprehensive Plan Consistency in Zoning Applications.

Key takeaways from the discussion included:

- Equity guidelines are a high priority for the Zoning Committee:
 - Priority to address and modernize the Zoning Code
 - Staff is currently working on a residential multi-family study and parking study and can submit a memo detailing how these studies are addressing underlying issues.
 - Updating the Intent/Purpose Statement of the Zoning Code, Conditional Use Permit standards, and Site Plan Review standards to better reflect equity goals.
- Update the draft Equity Guide for Comprehensive Plan Consistency in Zoning Applications to be more user friendly for all applicants.

IV. Adjournment



CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street, Ste. 1300
Saint Paul, MN 55102

Telephone: 651-266-6565

June 26, 2019

Mayor Melvin Carter
City Council President Amy Brendmoen and Council Members
Third Floor – City Hall
Saint Paul, MN 55102

Dear Mayor Carter and Council Members:

As leaders of the Saint Paul Planning Commission, we would like to underscore the importance of equity as a core City value and focus area of the 2040 Comprehensive Plan: Saint Paul for All, in addition to being one of the three main values of the Carter administration. Clearly, equity is paramount to ensure a "Saint Paul for All" given the city's racial disparities in many areas – including per capita income, labor force participation rates and housing cost burdens. In addition, we observe:

- **Striving to achieve equity is integral to realizing the goals of the 2040 Comprehensive Plan.** Racial and social equity is among the other focus areas of the 2040 Comprehensive Plan - resiliency; economic development; aging in community; community health; and urban design – and it is integral in realizing every other one. For example, we will not be a resilient community without all residents having equitable access to urban tree canopy; a healthy Saint Paul community means equitable access to healthy housing and recreational opportunities; equitable access to living wage employment is core to the economic development of Saint Paul; etc.
- **Equity is cross-cutting.** There are at least 45 policies or implementation actions across seven chapters in the 2040 Comprehensive Plan that relate to equity explicitly or implicitly.
- **We are taking equity seriously and have begun the work to operationalize it.** On May 3, 2019, the Planning Commission held a retreat to begin the conversation about how to operationalize equity in municipal planning decisions, as well as learn, and make suggestions about, how various City departments could do the same. Attached are our top 15 policies and short-term implementation actions from the 2040 Comprehensive Plan that we prioritized at our May 3rd retreat. Short-term is defined as the next three to five years.
- **Our efforts to operationalize equity – like the definition of equity itself - are a work in progress.** The 2040 Comprehensive Plan offers that "...we are a city where opportunities in education, employment, housing, health and safety are ... distributed and not pre-determined by race, gender identity, sexual orientation or age; we are a city that creates opportunities for all residents to achieve their highest potential." While this is one vision, we realize that the City may still benefit from a clearer definition of equity. By continuing to explore and educate ourselves and others about how to operationalize equity within areas of control – e.g. municipal planning decisions at Planning Commission committees – and within areas of influence – e.g. via the work of City departments and elected officials, and within our neighborhoods and our professional and personal spheres of influence – we aim to move the ball forward, together.

We hope you join us in these important efforts. Thank you.

Sincerely,

Betsy Reveal, Chair
Cedrick Baker, First Vice Chair
Luis Rangel Morales, Second Vice Chair
Lue Vang, Secretary
Kathy Mouacheupao, Chair of the Comprehensive &
Neighborhood Planning Committee

Daniel Edgerton, Chair of the Zoning Committee
Bill Lindeke, Chair of the Transportation Committee
Wendy Underwood, Chair of the Communications-
Nominations Committee

Saint Paul Planning Commission retreat on equity (5/3/2019): Top-ranked small group policies or implementation actions (order reflects higher to lower number of votes):

Key: LU = Land Use Chapter; H = Housing Chapter; T = Transportation Chapter; PR = Parks, Recreation and Open Space Chapter; Imp. = Implementation action

- Policy LU-4. Invest in measures that minimize displacement in neighborhoods where the proximity to high-frequency transit has increased redevelopment pressure and/or housing costs.
- Imp. LU-15. Systematically review and modify the Zoning Code to remove unnecessary hurdles to small-scale commercial and residential development.
- Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council.
- Policy T-1. Prioritize safety and racial and social equity benefits in project selection, followed by support of quality full-time, living wage jobs – both through business support and connection of residents to job centers. Priorities will also be informed by specific modal plans, such as the Bicycle Plan or the forthcoming Pedestrian Plan (See Sidebar and Maps T-1, T-3, T-5, and T-6).
- Policy H-17. Ensure that the regulatory definitions of family and allowable dwelling types meet the needs of residents and reflect how people want to live, while meeting fair housing requirements.
- Policy LU-31. Invest in Neighborhood Nodes to achieve development that enables people to meet their daily needs within walking distance and improves equitable access to amenities, retail and services.
- Policy H-56. Improve the stability and health of communities of concentrated disadvantage by implementing place-based investments, such as public infrastructure, improvements and maintenance.
- Imp. LU-4. Analyze and consider revisions to the Zoning Code, including dimensional standards, conditional use permit standards and site plan review standards in response to the 2040 Comprehensive Plan.
- Imp. H-2. Work with other City departments and external partners, such as nonprofit social service providers, to help build household income and net worth.
- Imp. LU-8. Conduct a zoning study of home occupation standards to allow startup businesses that reflect innovations in the business sector, while limiting negative impacts on adjacent parcels and streets.
- Policy T-35. Pursue fiscally- and environmentally-sustainable models for equitably maintaining transportation infrastructure in Saint Paul, including for right-of-way maintenance, bridges, sidewalks, trails and alley snowplowing.
- Imp. LU-12. Initiate a city-wide, comprehensive equitable economic development strategy. It should include local-scaled topics, such as Neighborhood Nodes, as well as regional issues, such as transit and workforce development.
- Imp. LU-14. Identify and implement ways in which the City can minimize displacement in neighborhoods where the proximity to high frequency transit has increased redevelopment pressure and/or housing costs.
- Policy LU-42. Promote context-sensitive infill development along arterial and collector streets, at densities similar to Urban Neighborhoods, while preserving the natural features of the area.
- Policy PR-35. Prioritize safety and equity when filling gaps in the trail and bikeway system to ensure seamless connections throughout the city for pedestrians and bicyclists of all ages and abilities.