

Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, January 27, 2025 6:30–8:30 p.m.
Zoom Meeting

Co-chairs: Dean Cummings and Mark Morrow

Committee meeting minutes submitted by: Mark Morrow

Committee members present: Paul Bakke, Scott Berger, KC Cox, Dean Cummings, Jim Marti, Mark Morrow, Ben Quam

Committee member excused absence:

Staff present: Leah Timberlake Sullivan

Guests: Mike Hahm (United Village), Alejandro (Alex) de la Mora, Tim Flannigan, Cristen Incitti, Bill Richtman

Media: Jane McClure

1. Welcome and Introductions; Consent Agenda

Dean Cummings, co-chair of the Union Park District Council (UPDC) Committee on Land Use and Economic Development (CLUED), welcomed members of the committee and members of the community.

The December 16, 2024 meeting minutes were approved.

The January 27, 2025 meeting agenda was approved.

2. Update Regarding United Village Update presented by Mike Hahm

Mr. Hahm provided an update on United Village:

- McDonald's on University
The McDonald's on University closed 11/2024, and the structure has been removed.
- Construction:
Construction of the underground utilities and the restaurant pavilions will hopefully begin in March, with construction of the office and the hotel later this year.
- Meeting Announcement – Metropolitan Council State of the Region:
On Thursday, January 30, 2025, the Metropolitan Council will hold a meeting at Allianz Field to discuss the state of the region.
- Meeting Announcement – Community Update:
On Thursday, February 20, 2025, the United Village development team, UPDC, Hamline Midway Coalition, Ward 1, and Ward 4 will hold a meeting at Allianz Field to update the community on plans for the development of United Village.

3. Lot Split of 427 Herschel Street presented by Alejandro (Alex) de la Mora

Action: SUPPORT the requested lot split of 427 Herschel Street

Mr. de la Mora presented his plan for a lot split of 427 Herschel Street.

The lot is on the northwest corner of Herschel Street and Shields Avenue. The lot is bounded by Herschel Street on the east, Shields Avenue on the south, the alley on the west, and 431 Herschel Street on the north. Mr. de la Mora would like to split the lot, resulting in an east section with the existing 3 unit dwelling and a west section. The east section would have frontage on Herschel Street and Shields Avenue. The west section would have frontage on

Shields Avenue. We support the requested lot split. The existing dwelling in the east section is affordable housing, and Mr. de la Mora would like to build a 4 unit affordable housing dwelling in the west section.

A motion to SUPPORT the requested lot split of 427 Herschel Street was APPROVED.

**4. Development of a Resource for Alley Snow Plowing Coordinators
presented by Jim Marti**

Mr. Marti informed the Committee that he is an alley snow plowing coordinator for his block, and is working with other alley snow plowing coordinators to create a database of snow plowing coordinators and snow plowing contractors. The database will serve as a resource for all of the alley snow plowing coordinators.

Ms. Timberlake Sullivan offered to post an article about this project in the UPDC newsletter, to distribute a survey for this project, and to inform the other District Council Executive Directors about this project.

Information should be sent to:

james.marti@ymail.com

**5. Modify the Noise Ordinance's Amplified Sound Permit Process for Residential Properties
presented by Leah Timberlake Sullivan**

Action: URGE the City Council to delete the Noise Ordinance's Amplified Sound Permit Process for Residential Properties [only].

Ms. Timberlake Sullivan presented concerns related to the use for residential properties of the recently implemented amplified sound permit process (City of St. Paul Chapter 293. - Noise Regulations, Sec. 293.09. - Amplified sound permits, Residential).

On October 11, 2024 there was an event that had received an amplified sound permit. The event organizer has expressed interest in hosting similar events in the future.

UPDC received reports from residents of nearby properties of the impact that the October 11, 2024 event had on their evening:

- Because the level of sound, one of the nearby residents and their teenage daughter left their house and went to a late movie
- An elderly resident, who does not have air conditioning, closed his window during the event. His daughter is concerned that if a future event were on a hot evening, it would be physically difficult for her father to tolerate the evening. (The period of prior notice for this event had been too short for her to make alternative arrangements for him.)
- A local resident, who had a workshop the following morning at 6:00 AM, was concerned about their ability to get to and stay asleep.
- A restaurant across the street, which was tolerant of the October 11 event, is concerned that if this concert were to become a routine it would disrupt their business

The October 11, 2024 event brought to light the difference between a non-residential event and a residential event:

If we encounter sounds away from our residence that we experience as annoying, it is reasonable to expect us to leave.

If we encounter sounds in our residence that we experience as annoying, it is not reasonable to expect us to leave (and not always possible for some of us to leave).

Because of this, residential property sound applications are more likely to benefit from:

- public input
- Council advice to the applicant
- the option to modify, deny, or revoke a request

However, the amplified sound permit process does not provide for public input; does not provide for Council advice to the applicant; and does not provide the option to modify, deny, or revoke a request. (The Department of

Safety and Inspections described getting an amplified sound permit as similar to getting a fishing license – you submit your application, you pay the fee, and you get a permit.)

Applications from residential properties have been a small fraction of all sound level applications (table 1), and are likely that they will continue to be a small fraction of all requests.

Table 1. Residential Property Sound Variance Applications Prior to the Implementation of the Amplified Sound Permit Process	
2022	2023
Total Sound Variance applications: 121 Residential Variance applications: 7 <ul style="list-style-type: none"> ○ construction framing** (letter of caution) ○ wedding reception ○ high school graduation party ○ citywide sewer lining** ○ wedding ○ Selby Ave Jazz Fest ○ Twin Cities Marathon party **These applications did not involve amplified sound	Total Sound Variance applications: 117 Residential Variance applications: 2 <ul style="list-style-type: none"> ○ block party ○ Bosco Fest (letter of support)

A motion to URGE the City Council to delete the Noise Ordinance’s Amplified Sound Permit Process for Residential Properties [only] was APPROVED.

6. Staff Report by Leah Timberlake Sullivan

- Council President Mitra Jalali has resigned due to health reasons. Ms. Jalali’s last day will be February 5. Ms. Timberlake Sullivan will work with the Executive Directors of Districts in Ward 4 and with the League of Women Voters to advocate for public engagement in the selection of an interim Council Member to represent Ward 4.
- The UPDC Board approved an initiative to explore with Hamline Midway Coalition and the Midway Chamber of Commerce the founding of a Snelling & University alliance. This intersection is represented by Ward 4 west of Snelling and Ward 1 east of Snelling; by UPDC south of University and Hamline Midway Coalition north of University; and by the Midway Chamber of Commerce. The goal of an alliance would be to identify areas of common interest, expand the base of experience, expand the breadth of expertise, and align advocacy for this neighborhood. UPDC Board Members Kirsten Fryer and Lisa Nelson will lead UPDC’s effort.
- Next week Ms. Timberlake Sullivan will host a table at Macalester to recruit student interns and volunteers.