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CITY OF SAINT PAUL

Improving the Planning Process in Saint Paul

December 10, 2025



Proposed Recommendations

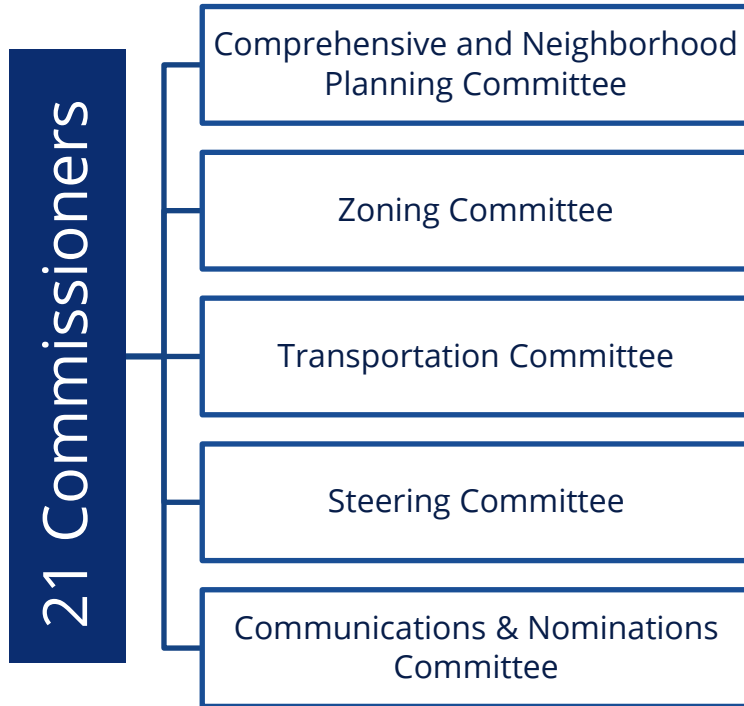
Goal: An accessible, transparent, equitable, and efficient process

1. Reduce the size and streamline organization
2. Improve and modernize public noticing
3. Non-legislative policy changes

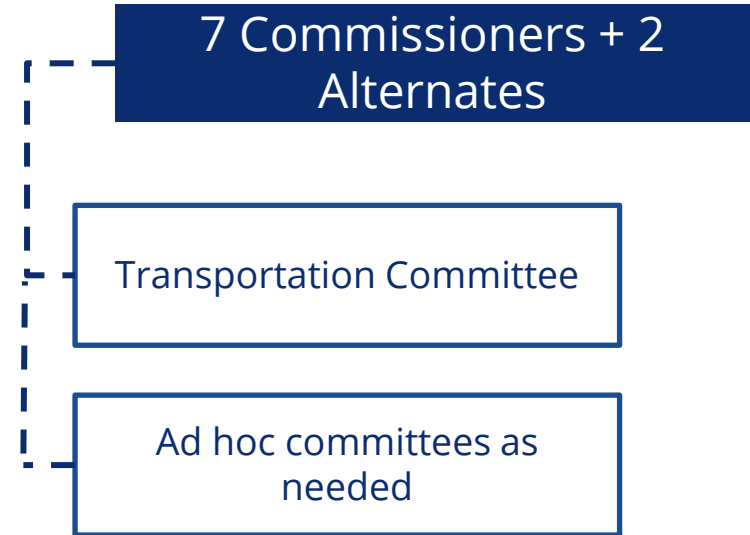


Reduction in the size and streamlined organization

Existing



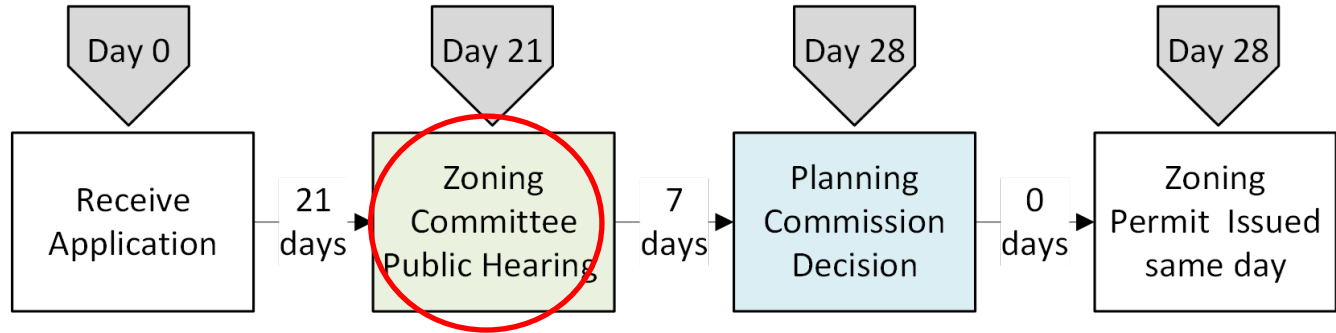
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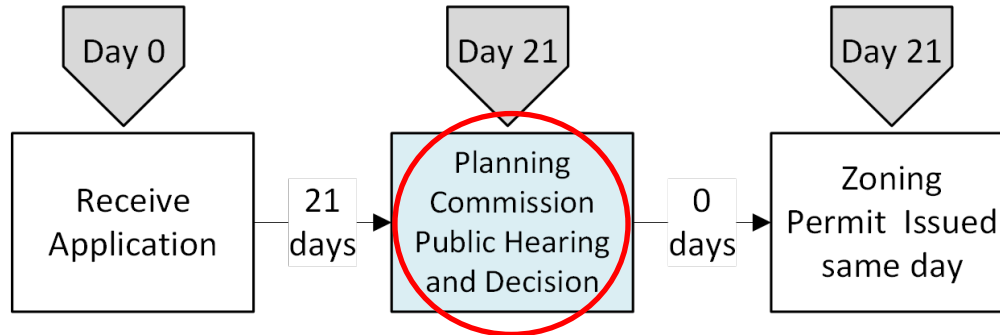


Zoning Application Process

Existing



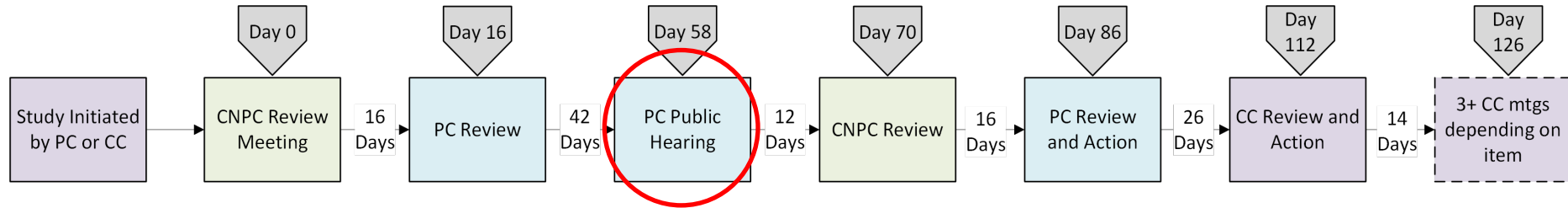
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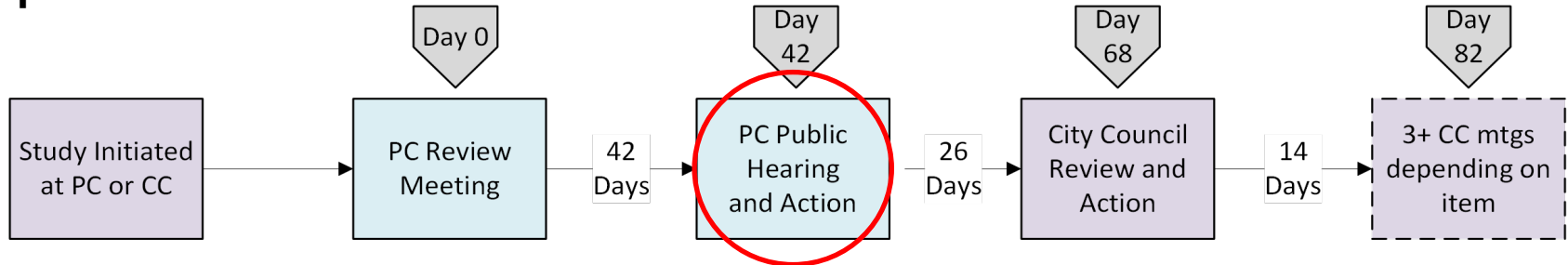


Zoning Text and Map Amendments (Zoning Studies)

Existing



Proposed



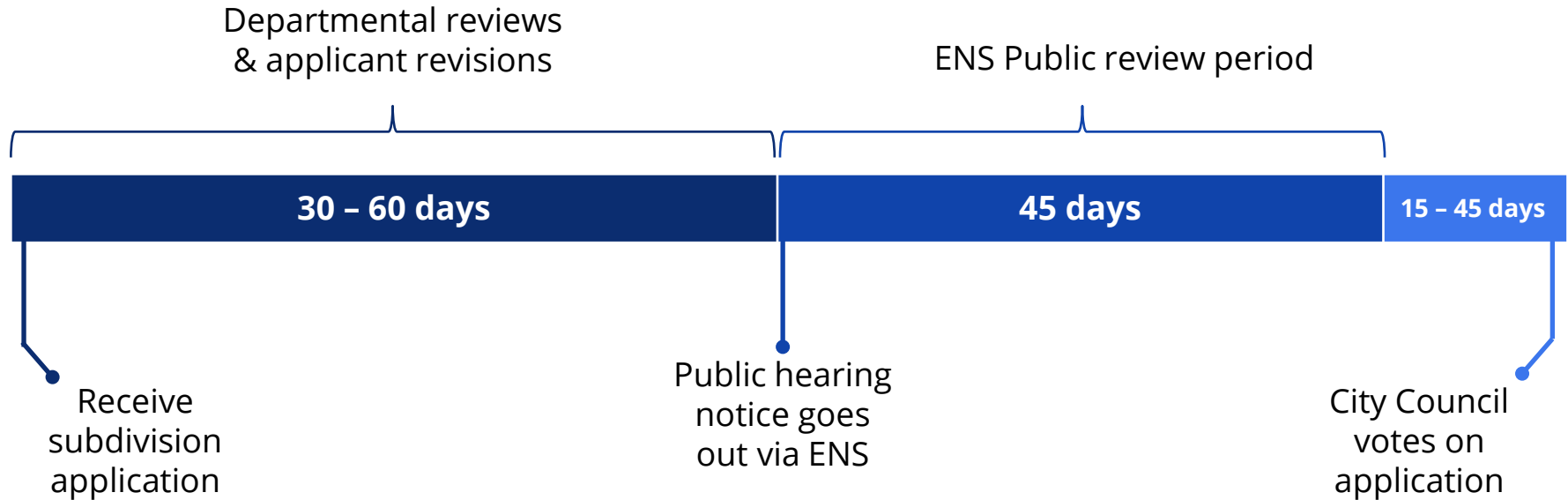


Benefits of reduction in the size and streamlined organization

- Improved meeting efficiency – everyone gets the same information at the same time
- A clear and concise process for the public and applicants – would allow for a zoning application to have a public hearing and decision at one meeting if desired
- Easier commitment for Commissioners – 4 to 6 meetings per month becomes 2
 - Easier to recruit potential Commissioners with less flexible jobs, childcare, busy schedules



Improved and Modernized Public Noticing



- Change ENS requirement from 45 days to 30 days
- Create one webpage for public hearings



Non-Legislative Policy Changes

- Update Planning Commission bylaws to reflect changes
- Move Planning Commission from basement Room 40 to Council Chambers
 - Adequate Audio/Visual support - Audience, Applicants, Commissioners can all see and hear the discussion and decision
 - Set up for holding public hearings
 - Room for everyone
- Ability to change meeting date and time
- Consolidate subcommittee committee webpages into one
- Create a new Public Hearing webpage

Arti Artist

What do the Planning Commission changes mean for me?

A public process that is easy to understand and she only had to go to one meeting.

The meeting takes place in a room where she can hear and see the discussion and outcome.

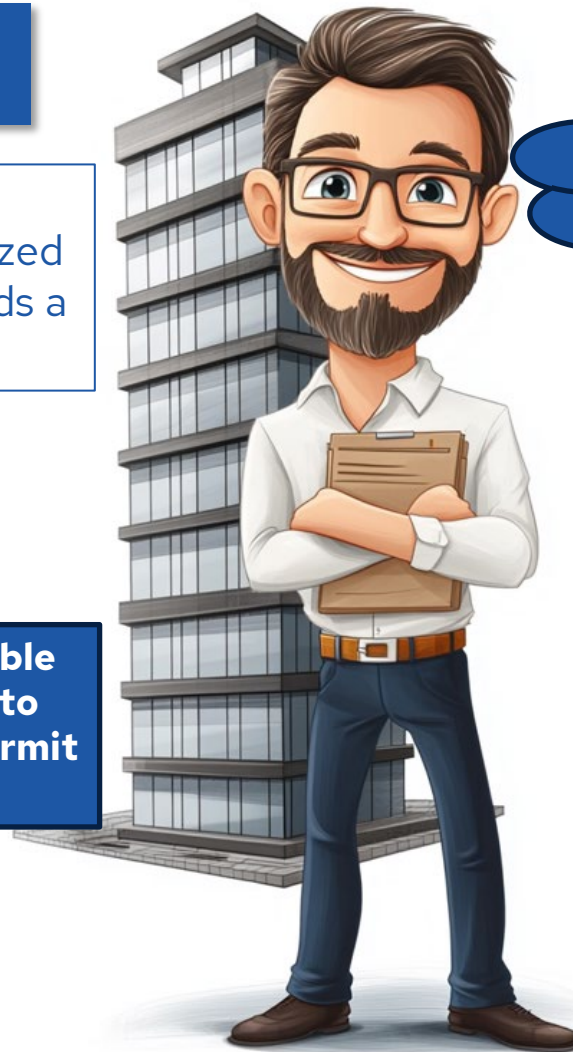
Arti is an **artist** who is inspired by vibrant cities and wants to comment on a development project in her neighborhood.



Developer Dan

Dan is a **local housing developer**. He builds mid-sized multifamily projects and needs a Conditional Use Permit.

The process is more predictable and only takes one meeting to know if his Conditional Use Permit is approved or not.



*What do the
Planning Commission
changes mean for me?*

There is more time within 15.99 to discuss project details with the local District Council and Planning Staff!

Paula Planner

*What do the
Planning Commission
changes mean for
me?*

Paula is a Planner with the City
and is presenting a project to the
Planning Commission.

**Projects are not delayed because
of a lack of quorum.**

**Meeting discussion is more
focused and dynamic.**

**Explaining the process to the
public is easier and makes it feel
less intimidating.**



Questions?



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