



CITY COUNCIL MEETING

AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	MAY 26, 2026

ITEM:	Consideration of a Rental Density Cap Exemption for 4033 Washington St NE		
<i>Presenting Item: Mitch Forney, Community Development Director</i>			
DEPARTMENT:	Community Development	BY/DATE:	Ursula Brandt City Planner, 5/18/2026
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
<input type="checkbox"/> Community that Grows with Purpose and Equity		<input type="checkbox"/> Engaged, Effective and Forward-Thinking	
<input type="checkbox"/> High Quality Public Spaces		<input checked="" type="checkbox"/> Resilient and Prosperous Economy	
<input type="checkbox"/> Safe, Accessible and Built for Everyone		<input type="checkbox"/> Inclusive and Connected Community	

BACKGROUND

At the beginning of May 2026 City Staff received a request from the homeowner of 4033 Washington St NE for an exemption from the single-family rental density cap. The property is located on Block 97 with 2 single family rental out of 23 total single family units and an allotment of 2 single family rentals.

The applicant is appealing staff’s decision. The applicant has provided a narrative that is attached. The applicant’s narrative does not align with the Rental Density Cap policy or intent and therefore cannot be recommended for approval by staff.

If Council decided to approve the exemption, Resolution 2026-032 would grant a 2-year temporary rental license exemption to the homeowner with a few additional requirements. The homeowner is required to complete the license application process within 6 months from the passage of the resolution. This puts a limit on how long they can take to bring the house into rental compliance if needed. After the term of the temporary license, the persons requesting a temporary license must make an annual application to the City.

RECOMMENDED MOTION(S):
MOTION: Move to waive the reading of Resolution 2026-032, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-032, a resolution approving the single-family rental exemption request for the rental application at 4033 Washington St NE, Columbia Heights, MN 55421.

ATTACHMENT(S)

1. Letter from Homeowner
2. Resolution 2026-032
3. Location of Property