



CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	JANUARY 12, 2026

ITEM:	Consideration of a Rental Density Cap Exemption for 4129 7th St NE		
Presenting Item: Aaron Chirpich, City Manager			
DEPARTMENT: Comm Dev		BY/DATE: City Planner, 1/5/2026	
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
_ Community that Grows with Purpose and Equity		_ Engaged, Effective and Forward-Thinking	
_ High Quality Public Spaces		X Resilient and Prosperous Economy	
_ Safe, Accessible and Built for Everyone		_ Inclusive and Connected Community	

BACKGROUND

December 17st, 2025 City Staff received a request from the homeowners of 4129 7th Street NE for an exemption from the single-family rental density cap. The property is located on Block 85 with 2 single family rental out of 14 total single family units and an allotment of 2 single family rentals. The applicant is requesting permission to rent out their home for a short period of time. The owner does not own any other properties that staff could identify and has worked with the City’s time of sale team to insure all compliance orders have been addressed from the recent sale. Attached is the narrative that staff received.

The applicant is appealing staff’s decision that the application does not fall within the outlined exemption process in City Code. While the applicant’s narrative does not align with the recent changes to the staff-authorized exemption process, this request does meet the intent of the City Councils previous rulings. Therefore, staff recommends approval of the exemption request. This item has been placed on the consent agenda for the upcoming City Council meeting due to this recommendation. If the Council wishes to remove it from the consent agenda for further discussion, staff will be available to answer any questions.

If approved, Resolution 2026-005 would grant a 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. The temporary rental license will be valid for two years from the date that the license is approved. This provides the homeowner with the ability to rent the home for a full two-year lease. 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 2026-005, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2026-005, a resolution approving the single-family rental exemption request for the rental application at 4129 7th Street NE, Columbia Heights, MN 55421.

ATTACHMENT(S)

- 1. Letter from Homeowner**
- 2. Resolution 2026-05**
- 3. Location of Property**