

**TO:** Mayor and City Council  
**THROUGH:** Matt Fulton, City Manager  
**FROM:** Korine Land, City Attorney  
**DATE:** January 11, 2016  
**SUBJECT:** Net Ministries Rental License Application



City of West St. Paul

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**BACKGROUND INFORMATION:**

We recently changed the rental license ordinance so that any property owner who provides living accommodations to 3<sup>rd</sup> parties, whether for free or not, will be required to obtain a rental license. This change will impact Net Ministries, located at 110 Crusader. Net Ministries provides missionary training to college-age students who desire to serve on mission's teams throughout the United States. Net Ministries owns 3 residential properties, located at 76 Crusader, 1990 Stryker and 1924 Bidwell in which they house some of their training staff. A map showing the location of Net Ministries' headquarters and the relevant houses is attached.

**76 Crusader** is located on its main campus and using the convent housing exception in our ordinance, is allowed up to 10 people.

**1990 Stryker** was purchased about 10 years ago and the City apparently informed them that due to the close proximity of the main campus, which is across the street, the City would consider it the same as the convent housing exception, and allow up to 10 people. (*technically the Stryker property is not on-site, but it is contiguous to the main campus*)

**1924 Bidwell** was purchased within the last couple of years. Prior to purchasing the property, Net Ministries contacted the City and inquired about the number of occupants that would be allowed. Specifically, they asked about the definition of "Dwelling Unit" in our ordinance which states the following:

Dwelling Unit. A building or portion thereof which contains living Facilities including provisions for sleeping, eating, cooking and sanitation for not more than one family *or a congregate residence for ten or less persons.* (emphasis added)

Net Ministries was informed by City Staff that based upon this definition they could have up to 10 occupants. There have been no reported police or code enforcement issues at any of the Net Ministries properties in the last 5 years.

With the change in the rental license ordinance which now requires Net Ministries to obtain a rental license, it became clear that Net Ministries is violating the ordinance that does not allow more than 3 unrelated persons to reside in a rental dwelling unit, specifically in regard to the Bidwell property, but potentially the Stryker property as well. When this was brought to Staff's attention, we discussed several options to address the issue, including an ordinance amendment, but ultimately decided to meet with Net Ministries and see if a reasonable solution could be reached.

We met with representatives of Net Ministries who disagreed with the enforcement of the “no more than 3 unrelated” rule as it applies to them based on previous assertions made by the City, but were open to discussing a compromise.

Given the facts:

- Prior to the purchase of 1924 Bidwell, Net Ministries was provided information by City staff that they would be allowed to house up to 10 people;
- There have been no code enforcement or police issues at any of the Net Ministries properties, which have been used in the same manner for a considerable number of years;
- The occupants of the properties are and will continue to be staff members of Net Ministries;

We propose the following:

1. The City Council approves a rental license for 76 Crusader for up to 10 occupants, using the convent exception.
2. The City Council approves rental licenses for both 1990 Stryker and 1924 Bidwell for up to 8 occupants, with the conditions that the occupants are staff members of Net Ministries, and that they comply with all city codes and zoning regulations, including complying with the number of vehicles stored outside.

**FISCAL IMPACT:**

none

**STAFF RECOMMENDATION:**

Discuss and provide direction to Staff

**ATTACHMENTS:**

Map of properties

# Net Ministries



January 5, 2016

1:3,787

- Tax Parcels
- Tax Parcel
- Dedicated Right of Way
- Water
- Multi-owner Parcel
- Water in Tax Parcel
- Right of Way Easement
- Pending New

