

City Council Item

March 24, 2025



Item	Resolution 2025-XX: A Resolution Supporting Retention of City Zoning Authority	
File No.		Item No: H.1
Agenda Section	<u>GENERAL BUSINESS</u>	
Prepared By	Laurie Hokkanen, City Manager	
Reviewed By		

<u>SUGGESTED ACTION</u>	
"The City Councils adopts Resolution 2025-XX: A Resolution Supporting Retention of City Zoning Authority"	
Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

The State of Minnesota legislature is considering bills that would impose a rigid state framework on residential development, limiting local decision-making authority regardless of a city's unique needs and circumstances. Local zoning is an important planning tool that ensures communities can responsibly plan for residential development and address locally-identified housing needs with resident input.

BACKGROUND

These bills apply to all cities and remove local flexibility, replacing traditional planning and zoning tools with one-size-fits-all mandates.

- Local decision-making authority is eliminated by requiring:
 - Duplexes, townhomes and accessory dwelling units (ADUs) on all residential lots and in

- some cases require triplexes and fourplexes
- Multifamily buildings up to 75 ft. tall in commercial areas
- No parking requirements for new residential, commercial/retail developments
- Smaller lot sizes and setbacks, limiting cities' ability to ensure compatibility in scale and form
- Cities with successful local housing efforts could be forced to change or abandon said efforts in favor of state-mandated policies
- Resident input is minimized, allowing only one "community meeting" before administrative approval of projects
- These bills create significant implementation challenges for cities, requiring them to completely overhaul zoning and land use ordinances at the expense of taxpayers
- Forcing density on all residential lots including duplexes, townhomes and in many cases triplexes and fourplexes would force cities to allow for higher density even in areas where it doesn't make sense.

The League of Minnesota Cities is actively working on behalf of cities to convey our concerns to legislators. LMC drafted the attached Resolution for the City Council's consideration.

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

[Resolution](#)

[A Message from the Mayor March 20 2025](#)