



4646 Dakota Street SE | Prior Lake, MN 55372  
952.447.9800 | [www.priorlakemn.gov](http://www.priorlakemn.gov)

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May 26, 2021

To: The Honorable Senator(s) Draheim and Duckworth  
Representative(s) Hausman and Howard  
Housing Commissioner Ho

RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill

Honorable Legislators and Commissioner Ho:

All the cities represented on this letter have sent previous letters in strong opposition to the provisions in the Senate Housing Omnibus Bill. The language in that bill would eliminate the use of Planned Unit Development(s) (PUD) and the many community benefits that would have been achieved through the continued access to this tool in shaping our future development.

The impacts on the restriction of PUD's are significant. PUD's give cities and developer's flexibility and creativity – especially in redeveloping historical areas – to overcome unique circumstances and challenges. Without the flexibility of the PUD, future developments will be required to fit within rigid *one-size-fits-all* parameters. This approach will be harmful for both developers and cities.

The language in the Bill constrains the use of PUD's to what is required by the Minnesota State Building Code. The Building Code is a minimum standard that any building must meet to be built. It is not a maximum standard. It exists only to ensure safety and does nothing to provide flexibility and mutual PUD benefits. The Bill will also eliminate local control entrusted to cities in overseeing the growth and development of their unique communities.

*A one-size-fits-all approach undermines the fundamental purposes and tenets of local control and treats every city in the state the same irrespective of local differences and identified needs.*

The proposed legislation will in no way mitigate the broader concerns about a lack of affordable housing in our communities. The cost of housing is determined by increasing building material, land, and labor costs which are driven by supply and demand – variables of a capital marketplace.

*A loss of local control and loss of an extremely useful development tool for Prior Lake and all communities across the State of Minnesota simply will not result in a reduction of housing costs.*

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We respectfully ask for your support in opposing the provisions in the Housing omnibus bill that reduce local control by eliminating the method in which PUD's are currently utilized.

Sincerely,



Kirt Briggs  
Mayor, City of Prior Lake

Attachments: Letters from 25 cities opposing encouragement of increased density in single family neighborhoods and to the PUD provisions in the Senate Housing Omnibus Bill.

cc: Mayor Christopher Meyer - City of Belle Plaine  
Mayor Tim Busse - City of Bloomington  
Mayor Elizabeth Kautz - City of Burnsville  
Mayor Nancy Bormann - City of Canby  
Mayor Courtney Johnson - City of Carver  
Mayor Elise Ryan - City of Chanhassen  
Mayor Ron Case - City of Eden Prairie  
Mayor James Hovland - City of Edina  
Mayor Mike Maguire - City of Eagan  
Mayor Dave Smiglewski - City of Granite Falls  
Mayor Lori Weldon - City of Heidelberg  
Mayor Doug Anderson - City of Lakeville  
Mayor Mary Gaasch City of Lauderdale  
Mayor Josh Fredrickson - City of Le Center  
Mayor Tim Rud - City of Lonsdale  
Mayor Brad Wiersum - City of Minnetonka  
Mayor Thomas Eisert - City of Montgomery  
Mayor Chuck Nickolay - City of New Prague  
Mayor Robert Beussman - City of New Ulm  
Mayor Mary McComber - City of Oak Park Heights  
Mayor William Mars - City of Shakopee  
Mayor Robert Nelson - City of Spring Lake Park  
Mayor Anne Burt - City of Woodbury  
Mayor Lisa Iverson - City of Wyoming



April 26, 2021

To: The Honorable Senator(s) Dahms, Dziedzic, Draheim, Duckworth, and Pratt  
Representative(s) Agbaje, Hausman, Howard, Reyer, and Theis

RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill

Honorable Legislators:

On behalf of the City of Belle Plaine, which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUD's)* provisions in the Senate Omnibus Bill, 1st Unofficial Engrossment, that is moving into your Housing Conference Committee.

Article 2, Sections 7 and 8 of the 1st Unofficial Engrossment of the Senate Housing Omnibus bill, contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their community. A *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, irrespective of local differences and identified needs.

As cities, we are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, *Comprehensive Plans* guide every decision (zoning/infrastructure investment) that are made in our community. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and would have significant negative ramifications for our city.

Any preemption(s) that constrain our ability to implement PUDs, or decrease the ability to rely on our *Comprehensive Plans*, would serve to transfer significant financial burden to existing residents and taxpayers to pick up costs of growth. PUDs provide developers and cities alike a pathway for moving challenging projects forward. To illustrate the need, consider a community's desire to preserve the character of a *Historic District*. As a redevelopment project is proposed, the PUD of today includes aesthetics to ensure the new structures blend with the old. To not include aesthetics as a vital component of a PUD as proposed in the Senate Housing Omnibus bill, could serve to adversely impact adjacent properties and allow the character of an area to be lost.

A PUD can also be important for a new housing development. Consider the challenge of building in an area of land having varied natural features of topography, wetlands, and significant trees. In these settings, developers often choose PUD's to address unique project needs not covered in a city's base zoning code. PUD's give the developer and the city a framework for maximizing the potential for housing in this difficult setting while preserving, accentuating, or increasing community access to these neighborhoods. The language of the Senate Housing Omnibus bill would have negative implications for projects like this, just as it did in the *Historic District* above.

Some might have you believe the provisions in the Senate Housing Omnibus bill *would enhance new home affordability*.

From several perspectives, this is a *false narrative*!

If *true*, we would have been presented with the objective data with a demonstrated connection to a lower sales price on a new home. Instead of confirmatory data on affordability, the Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage *one-size fits all*.

In short, we ask you to oppose the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits all* approach across the 850+ cities and 87 counties in Minnesota.

Thank you in advance for your opposition. I would welcome the opportunity of speaking directly with you on the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be brought into your committee.

Sincerely,



Christopher G. Meyer  
Mayor, City of Belle Plaine

C.C. Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senate Minority Leader Susan Kent  
Speaker of the House Melissa Hortman  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
League of Minnesota Cities- Daniel Lightfoot, Irene Kao  
Metro Cities- Charlie Vander Aarde  
Association of Minnesota Counties  
City Council



May 6, 2021

Honorable Senators Dahms, Dziedzic, Draheim, Duckworth, and Pratt  
Representatives Agbaje, Hausman, Howard, Reyer, and Theis

**RE: Bloomington Opposition to Provisions in the Senate Housing Omnibus Bill**

Honorable Legislators:

On behalf of the City of Bloomington, I request that you remove provisions in the Senate Omnibus Bill, [\*1st Unofficial Engrossment\*](#), moving into your Housing Conference Committee. In addition to eroding local controls entrusted to cities in overseeing the growth and development of their community, we are concerned that provisions within the bill will create **unanticipated and undesired consequences**.

Specifically, we are most concerned with the following provisions in Section 8:

*A municipality shall not require planned unit development agreement conditions that exceed the requirements in the State Building Code under chapter 326B*

and

*A municipality shall not condition approval of a building permit, subdivision development, or planned unit development on the use of specific materials, design, amenities, or other aesthetic conditions that are not required by the State Building Code under chapter 326B.*

Planned unit developments are important and frequently used tools for zoning flexibility. In Bloomington's case, the planned development process allows the City to grant flexibility requested by developers on any zoning standard, such as lot sizes, unit sizes, setbacks, parking, or height in exchange for amenities or design that provides a "public benefit". For example, on May 3, 2021, the City of Bloomington approved a planned development for a hotel conversion to apartments where flexibility was granted on minimum unit size and other zoning standards in light of the developer's proposal to provide increased long term affordability for 20 percent of the units.

While proposed by the developer, the increased affordability was memorialized as a condition of approval to ensure long term compliance. The Building Code does not address affordability, so presumably the condition "exceeds" the Building Code and therefore runs afoul of the proposed language. The Building Code was not meant to address amenities, design or aesthetics and should not be used as a yardstick for zoning tools such as the planned unit development.

**MAYOR AND CITY MANAGER**

1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027  
PH 952-563-8780 FAX 952-563-8754 TTY 952-563-8740

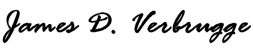
AN AFFIRMATIVE ACTION/EQUAL  
OPPORTUNITIES EMPLOYER

Our primary concern is that the proposed language will stifle innovation and flexibility and force more standard developments that do not reflect community needs and desires. For example, imagine a large undeveloped wooded parcel with publicly owned wooded open space on either side. A developer could create a number of standard single family lots and remove all the trees to accommodate the homes. Or the developer could take advantage of a planned unit development, receive flexibility to build the same number of homes on smaller lot sizes and preserve a wooded wildlife corridor through the development connecting the two publicly owned open spaces. The second option advances the public interest while retaining the same number of units for the developer. Bloomington has used the planned development process in several instances to do exactly that. Unfortunately, the proposed language would prohibit use of this tool for the common good given that the Building Code does not address wildlife corridors and that wooded wildlife corridors can be considered “amenities”, “design” or “aesthetics”.

In short, we ask you to oppose the language within the Senate Housing Omnibus bill that will reduce local control while handcuffing and rendering obsolete the planned unit development tool. We also ask that you modify the web posting requirements for planned unit developments from seven days to three days to reflect the standard posting of packets prior to City Council meetings.

Thank you in advance for your opposition. I welcome the opportunity to speak directly with you regarding our significant concerns and the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be brought into your committee.

Sincerely,

DocuSigned by:  
  
46BAC1F15829469...  
James D. Verbrugge  
City Manager

Copy: Senator Melissa Wiklund  
Senator Melisa Franzen  
Representative Steve Elkins  
Representative Andrew Carlson  
City Council

March 18, 2021

Open Letter to Legislators

Honorable Senator(s) and Representative(s),

On behalf of the constituents of the City of Burnsville, I write to voice opposition to the many legislative initiatives (SF915 / SF914 / SF 801 / HF1085) focused on housing that will be heard in committee this week and through the end of session.

As a collection of *preemption legislation*, each bill erodes or eliminates the local control entrusted to cities in overseeing the growth and development of our communities. A one-size-fits-all approach attacks the fundamental importance of local control and treats every city in the state the exact same way regardless of locally identified needs.

Cities like Burnsville are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, Comprehensive Plans serve as the foundation guiding the many decisions facing a growing community. The various housing bills would have significant long-term implications for these *Comprehensive Plans*. Any preemption weakening local control lessens our ability to develop in a manner desired by our constituents and consistent with our *Comprehensive Plans*.

Some might have us believe these legislative proposals *will enhance new home affordability*. From several perspectives these bills represent a false narrative:

"Where is the data documenting that legislative change will lower the sales price of a new home? Of course, the data does not exist. Instead, you are being asked to create a legislative change, absent any assurances that it would result in a reduced sales price of a new home.

- Growth brings with it increased cost to a city. The proposed legislation seeks to limit the ability for a city to recoup these costs from whence they came (the development itself). Not having the local control to equitably collect a fee from developers is not an elimination of a cost - it is a transfer of a cost to our existing taxpayers.
- This legislation would ask us to *trade off* the possibility of enhanced affordability to a new home buyer, and at the same time knowingly decreasing the affordability of housing for our existing homeowners as they will be required to pick up the costs of growth through higher tax levy increases.
- Again, the *affordability narrative* is false. It lacks data and credibility. Seeing any of these legislative proposals made into law would serve to raise taxes on our existing citizens!

In short, our communities need your help. Please let your colleagues in the House and Senate know that you are following this legislation and you are concerned for the implications they hold for the cities in your district.

Thank you in advance for your support. I would welcome the opportunity of speaking directly with you on the importance of thwarting legislative change preempting local control on growth and development.

Sincerely,

A handwritten signature in blue ink, reading "Elizabeth B. Kautz". The signature is fluid and cursive, with the first name being the most prominent.

Elizabeth B. Kautz, Mayor  
City of Burnsville, Minn.



April 28, 2021



To: The Honorable Senator(s) Dahms, Dzedzic, Draheim, Duckworth, and Pratt  
Representative(s) Agbaje, Hausman, Howard, Reyer, and Theis

**RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill**

Honorable Legislators:

On behalf of the City of Canby which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUD's)* provisions in the Senate Omnibus Bill, 1st Unofficial Engrossment, that is moving into your Housing Conference Committee.

Article 2, Sections 7 and 8 of the 1st Unofficial Engrossment of the Senate Housing Omnibus bill, contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their community. A *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, irrespective of local differences and identified needs.

As cities, we are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, *Comprehensive Plans* guide every decision (zoning/infrastructure investment) that are made in our community. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and would have significant negative ramifications for our city.

Any preemption(s) that constrain our ability to implement PUDs, or decrease the ability to rely on our *Comprehensive Plans*, would serve to transfer significant financial burden to existing residents and taxpayers to pick up costs of growth. PUDs provide developers and cities alike a pathway for moving challenging projects forward. To illustrate the need, consider a community's desire to preserve the character of a *Historic District*. As a redevelopment project is proposed, the PUD of today includes aesthetics to ensure the new structures blend with the old. To not include aesthetics as a vital component of a PUD as proposed in the Senate Housing Omnibus bill, could serve to adversely impact adjacent properties and allow the character of an area to be lost.

A PUD can also be important for a new housing development. Consider the challenge of building in an area of land having varied natural features of topography, wetlands, and significant trees. In these settings, developers often choose PUD's to address unique project needs not covered in a city's base zoning code. PUD's give the developer and the city a framework for maximizing the potential for housing in this difficult setting while preserving, accentuating, or increasing community access to these neighborhoods. The language of the Senate Housing Omnibus bill would have negative implications for projects like this, just as it did in the *Historic District* above.

Some might have you believe the provisions in the Senate Housing Omnibus bill *would enhance new home affordability*. From several perspectives, this is a *false narrative*! If *true*, we would have been presented with the objective data with a demonstrated connection to a lower sales price on a new home. Instead of confirmatory data on affordability, the Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage *one-size fits all*.

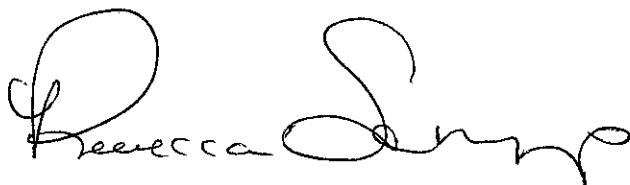
In short, we ask you to oppose the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits all* approach across the 850+ cities and 87 counties in Minnesota.

Thank you in advance for your opposition.

Sincerely,



Nancy Bormann  
Mayor, City of Canby



Rebecca Schrupp  
City Administrator

**From:** Courtney Johnson <[cjohnson@cityofcarver.com](mailto:cjohnson@cityofcarver.com)>  
**Subject:** City of Carver Opposition to SF969  
**Date:** April 20, 2021 at 9:57:55 AM CDT  
**To:** "Sen. Julia Coleman" <[sen.julia.coleman@senate.mn](mailto:sen.julia.coleman@senate.mn)>  
**Cc:** Sophia Goetz <[sophia.goetz@senate.mn](mailto:sophia.goetz@senate.mn)>

Good morning Senator Coleman-

I understand [SF969](#) is being voted on in the Senate today. I am writing to you to share my opposition to the provisions (20.2 - 21.14) which preempt local control and decision making, that are included in this bill.

As *preemption legislation*, this bill erodes or eliminates the local control entrusted to cities in overseeing the growth and development of their community. A one-size-fits-all approach attacks the fundamental importance of local control and treats every city in the state the exact same regardless of locally identified needs. This is not an approach that I support, nor is it good for the City of Carver and our residents.

Attached to this email are the City of Carver's legislative priorities, which City Manager Brent Mareck shared with you earlier this year. They're in no particular order, but you'll see Carver's desire to protect local control and opposition to preemption as the fourth item on the attached list. With your background in City government, I hope you'll understand how important local control is to cities like Carver.

**I hope you'll vote against SF969 today** because of the concerns I've shared with you in this email. If you need any additional information from me, please feel free to reach out.

Thank you-

**Courtney Johnson** | Mayor | City of Carver  
Cell: 612-702-7703  
Facebook: [CarverMayorCourtney](#)  
[www.CityOfCarver.com](http://www.CityOfCarver.com)





# CITY OF CHANHASSEN

Chanhassen is a Community for Life - Providing for Today and Planning for Tomorrow

April 28, 2021

To: The Honorable Senator(s) Dahms, Dziedzic, Draheim, Duckworth, Pratt, Coleman, and Osmek  
Representative(s) Agbaje, Hausman, Howard, Reyer, Theis, Morrison, and Boe

RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill

Honorable Legislators:

On behalf of the City of Chanhassen, which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUD's)* provisions in the Senate Omnibus Bill, [1st Unofficial Engrossment](#), that is moving into your Housing Conference Committee.

Article 2, Sections 7 and 8 of the [1st Unofficial Engrossment](#) of the Senate Housing Omnibus bill, contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their community. A *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, irrespective of local differences and identified needs.

As cities, we are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, *Comprehensive Plans* guide every decision (zoning/infrastructure investment) that are made in our community. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and would have significant negative ramifications for our city.

Any preemption(s) that constrain our ability to implement PUDs, or decrease the ability to rely on our *Comprehensive Plans*, would serve to transfer significant financial burden to existing residents and taxpayers to pick up costs of growth. PUDs provide developers and cities alike a pathway for moving challenging projects forward. To illustrate the need, consider a community's desire to preserve the character of a *Natural Area*. To not include preservation as a vital component of a PUD as proposed in the Senate Housing Omnibus bill, could serve to adversely impact adjacent properties and allow the character of an area to be lost.

In Chanhassen, the use of the PUD zoning also allows for a greater variety of uses, internal transfers of density, construction phasing and a potential for lower development costs. In exchange for this enhanced flexibility, the city has the expectation that the development plan will

result in a significantly higher quality and more sensitive proposal than would have been the case with the use of other, more standard zoning districts.

A residential PUD was applied to the Prince Property. The gross acreage of this site was approximately 190 acres. The City's Comprehensive Plan had identified a portion of the Prince's property as an extension of the city's premier park at Lake Ann. The application of the City's PUD ordinance facilitated the dedication of 50 acres of woods adjacent to the Lake Ann Park for the right to develop smaller lots (thus more lots) within the developable portion. Without the use of the City's PUD Ordinance and density transfer rule the dedication of permanent open space would not have been achieved or would have required city acquisition.

Some might have you believe the provisions in the Senate Housing Omnibus bill *would enhance new home affordability*.

From several perspectives, this is a *false narrative*!

If *true*, we would have been presented with the objective data with a demonstrated connection to a lower sales price on a new home. Instead of confirmatory data on affordability, the Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage *one-size fits all*.

In short, we ask you to oppose the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits all* approach across the 850+ cities and 87 counties in Minnesota.

Thank you in advance for your opposition. I would welcome the opportunity of speaking directly with you on the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be brought into your committee.

Sincerely,



Elise Ryan  
Mayor, City of Chanhassen

C.C. Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senate Minority Leader Susan Kent  
Speaker of the House Melissa Hortman  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
League of Minnesota Cities- Daniel Lightfoot, Irene Kao  
Metro Cities- Charlie Vander Aarde  
Association of Minnesota Counties  
City Council

Open Letter to our legislators

Honorable Senator(s) and Representative(s),

On behalf of the constituents of the cities we serve, we write voicing opposition to the many *Housing First*-sponsored legislative initiatives (SF915 / SF914 / SF 801) that will be heard in committee this week and through the end of session.

As a collection of preemption legislation, each bill erodes or eliminates the local authority entrusted to us in overseeing the growth and development in our cities. A one-size-fits-all approach attacks the fundamental importance of local control and treats every city in the state the exact same regardless of locally identified needs.

We, as cities, are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, Comprehensive Plans serve as the foundation guiding the many decisions facing a growing community. The various housing bills would have significant long-term implications for these Comprehensive Plans. Any preemption weakening local authority, lessens our ability to develop in a manner desired by our constituents and consistent with our Comprehensive Plan(s).

Some would have us believe these bills *will enhance new home affordability*. This is a false narrative from a couple of perspectives:

*Where is the data documenting that legislative action will lower the sales price of a new home?* Of course, the data does not exist. Instead, you are being asked to create a legislative change, absent any assurances that it will result in a reduced sales price of a new home.

Growth brings with it increased cost to a city. These bills serve to limit the ability for a city to recoup these costs from whence they came (the development itself). Not having the authority to equitably collect a fee from developers is not an elimination of a cost- It is a transfer of a cost to our existing taxpayers. These bills would ask us to *trade off* the possibility of enhanced affordability to a new home buyer, knowing that we are decreasing affordability to our existing citizens as they will be required to pick up these costs through higher tax levy increases.

The *affordability narrative* is false. It lacks data, credibility, and seeing any of these legislation proposals through would serve to raise taxes on our existing citizens.

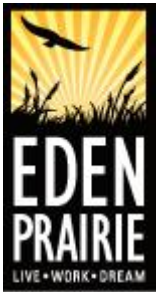
In short, we need your help. Please let your colleagues in the House and Senate know that you are following these bills and you are concerned for the implications they have for the cities in your district.

Thank you in advance for your support, any one of us would welcome the opportunity of speaking directly with you on the importance of thwarting these bills that seek to preempt our local authority.

Sincerely,



Ronald A. Case, Mayor  
City of Eden Prairie



OFF 952 949 8300  
FAX 952 949 8390  
TDD 952 949 8399

8080 Mitchell Rd  
Eden Prairie, MN  
55344-4485

edenprairie.org



May 5, 2021

To: The Honorable Senator(s) Franzen, Dahms, Dziedzic, Draheim, Duckworth, and Pratt

RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill

Honorable Legislators:

On behalf of the City of Edina, I write to request that you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUDs)* provisions in the Senate Omnibus Bill, *1st Unofficial Engrossment*, that is moving into your Housing Conference Committee.

The present version of the Senate Housing Omnibus bill contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their communities. A *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, regardless of local differences and identified needs.

As cities, we are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voices of our citizens. Once adopted and approved, *Comprehensive Plans* guide every decision (zoning/land use/infrastructure investments) that are made in our communities. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and could have significant negative ramifications for our community and others as well.

Additionally, the proposed preemption(s) that constrain our local ability to implement PUDs will serve to transfer significant financial burden to existing residents and taxpayers to pick up costs of growth. PUDs provide developers and cities alike a pathway for moving challenging projects forward. A PUD can also be important for a new housing development. Consider the challenge of building in an area of land having varied natural features of topography, wetlands, and significant trees. In these settings, developers often choose PUDs to address unique project needs not covered in a city's base zoning code. PUDs give the developer and the city a framework for maximizing the potential for housing in this difficult setting while preserving, accentuating, or increasing community access to these neighborhoods. The language of the Senate Housing Omnibus bill would have negative implications for projects like this, and create a setting where developers, city government officials and residents are all worse off because our options to solve problems have been preempted by state government.

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**EDINA CITY COUNCIL**

Mayor James B. Hovland • Ron Anderson • Carolyn Jackson • James Pierce • Kevin Staunton  
4801 West 50th Street • Edina, Minnesota 55424 • EdinaMN.gov • 952-927-8861 • Fax 952-826-0390

Finally, the Senate Housing Omnibus bill does not make any meaningful difference in the affordability of new single-family homes. In any community, where the median new build is over \$750,000, the regulatory relief proposed in the bill may have 1-2% impact on the price of the median family single family home, but it doesn't come anywhere close to making that home affordable. The Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage a *one size fits all* approach to land use. It will not work in Edina.

I ask you to reconsider the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits-all* approach across the 850+ cities and 87 counties in Minnesota. I would welcome the opportunity to speak directly with you on the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be addressed in your committee.

Sincerely,



James B. Hovland  
Mayor

CC: Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senate Minority Leader Susan Kent  
Speaker of the House Melissa Hortman  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
Rep. Owen Wirth  
Rep. Alice Hausman  
Sen. Joel Hanson  
Regional Council of Mayors - Caren Dewer  
League of Minnesota Cities - Daniel Lightfoot, Irene Kao  
Metro Cities - Charlie Vander Aarde  
Municipal Legislative Commission - Tom Poul

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**EDINA CITY COUNCIL**

Mayor James B. Hovland • Joni Bennett • Mary Brindle • Josh Sprague • Ann Swenson  
4801 West 50th Street • Edina, Minnesota 55424 • [www.EdinaMN.gov](http://www.EdinaMN.gov) • 952-927-8861 • Fax 952-826-0390





April 27, 2021

**To: The Honorable Senator(s) Dahms, Dziedzic, Draheim, Duckworth, and Pratt  
Representative(s) Agbaje, Hausman, Howard, Reyer, and Theis**

**RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill**

Honorable Legislators:

On behalf of the City of Eagan, which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUD's)* provisions in the Senate Omnibus Bill, [1st Unofficial Engrossment](#), that is moving into your Housing Conference Committee.

Article 2, Sections 7 and 8 of the [1st Unofficial Engrossment](#) of the Senate Housing Omnibus bill, contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their community. A *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, irrespective of local differences and identified needs.

As cities, we are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, *Comprehensive Plans* guide every decision (zoning/infrastructure investment) that are made in our community. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and would have significant negative ramifications for our city.

Any preemption(s) that constrain our ability to implement PUDs, or decrease the ability to rely on our *Comprehensive Plans*, would serve to transfer significant financial burden to existing residents and taxpayers to pick up costs of growth. PUDs provide developers and cities alike a pathway for moving challenging projects forward. To illustrate the need, consider a community's desire to preserve the character of a *Historic District*. As a redevelopment project is proposed, the PUD of today includes aesthetics to ensure the new structures blend with the old. To not include aesthetics as a vital component of a PUD as proposed in the Senate Housing Omnibus bill, could serve to adversely impact adjacent properties and allow the character of an area to be lost.

**MAYOR | MIKE MAGUIRE    COUNCIL MEMBERS | PAUL BAKKEN, CYNDEE FIELDS, GARY HANSEN, MIKE SUPINA    CITYOFEAGAN.COM**  
**CITY ADMINISTRATOR | DAVID M. OSBERG    MUNICIPAL CENTER | 3830 PILOT KNOB ROAD, EAGAN, MN 55122-1810**  
**MAIN: (651) 675-5000    MAINTENANCE: (651) 675-5300    UTILITIES: (651) 675-5200**

IF YOU HAVE A HEARING OR SPEECH DISABILITY, CONTACT US AT (651) 675-5000 THROUGH YOUR PREFERRED TELECOMMUNICATIONS RELAY SERVICE.

A PUD can also be important for a new housing development. Consider the challenge of building in an area of land having varied natural features of topography, wetlands, and significant trees. In these settings, developers often choose PUD's to address unique project needs not covered in a city's base zoning code. PUD's give the developer and the city a framework for maximizing the potential for housing in this difficult setting while preserving, accentuating, or increasing community access to these neighborhoods. The language of the Senate Housing Omnibus bill would have negative implications for projects like this, just as it did in the *Historic District* above.

Some might have you believe the provisions in the Senate Housing Omnibus bill *would enhance new home affordability*.

From several perspectives, this is a *false narrative*!

If *true*, we would have been presented with the objective data with a demonstrated connection to a lower sales price on a new home. Instead of confirmatory data on affordability, the Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage *one-size fits all*.

In short, we ask you to oppose the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits all* approach across the 850+ cities and 87 counties in Minnesota.

Thank you in advance for your opposition. I would welcome the opportunity of speaking directly with you on the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be brought into your committee.

Sincerely,



Mike Maguire  
Mayor, City of Eagan

C.C. Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senate Minority Leader Susan Kent  
Speaker of the House Melissa Hortman  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
League of Minnesota Cities- Daniel Lightfoot, Irene Kao  
Metro Cities- Charlie Vander Aarde



# City of Granite Falls

641 Prentice Street  
Granite Falls, MN 56241-1598  
Phone (320) 564-3011 FAX (320) 564-3013  
7-1-1 or 1-800-627-3529 Voice, TTY, ASCII  
[www.granitefalls.com](http://www.granitefalls.com)

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April 28, 2021

To: The Honorable Senators: Dahms, Dzedzic, Draheim, Duckworth, Pratt, and Lang  
Representatives: Agbaje, Hausman, Howard, Reyer, Swedzinski, Miller, and Theis

**RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill**

Honorable Legislators:

On behalf of the City of Granite Falls which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUD's)* provisions in the Senate Omnibus Bill, 1st Unofficial Engrossment, that is moving into the Housing Conference Committee.

Article 2, Sections 7 and 8 of the 1st Unofficial Engrossment of the Senate Housing Omnibus bill, contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their community. A *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, irrespective of local differences and identified needs.

As cities, we are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, *Comprehensive Plans* guide every decision (zoning/infrastructure investment) that are made in our community. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and would have significant negative ramifications for our city.

Any preemption(s) that constrain our ability to implement PUDs, or decrease the ability to rely on our *Comprehensive Plans*, would serve to transfer significant financial burden to existing residents and taxpayers to pick up costs of growth. PUDs provide developers and cities alike a pathway for moving challenging projects forward. To illustrate the need, consider a community's desire to preserve the character of a *Historic District*. As a redevelopment project is proposed, the PUD of today includes aesthetics to ensure the new structures blend with the old. To not include aesthetics as a vital component of a PUD as proposed in the Senate Housing Omnibus bill, could serve to adversely impact adjacent properties and allow the character of an area to be lost.

A PUD can also be important for a new housing development. Consider the challenge of building in an area of land having varied natural features of topography, wetlands, and significant trees. In these settings, developers often choose PUD's to address unique project needs not covered in a city's base zoning code. PUD's give the developer and the city a framework for maximizing the potential for housing in this difficult setting while preserving, accentuating, or increasing community access to these neighborhoods. The language of the Senate Housing Omnibus bill would have negative implications for projects like this, just as it did in the *Historic District* above.

Some might have you believe the provisions in the Senate Housing Omnibus bill *would enhance new home affordability*.

From several perspectives, this is a *false narrative*!

If *true*, we would have been presented with the objective data with a demonstrated connection to a lower sales price on a new home. Instead of confirmatory data on affordability, the Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage *one-size fits all*.

In short, we ask you to oppose the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits all* approach across the 850+ cities and 87 counties in Minnesota.

Thank you in advance for your opposition.

Sincerely,



Crystal Johnson  
City Manager



Dave Smiglewski  
Mayor



# City of Heidelberg

PO Box 253, New Prague, MN 56071

Phone: (952) 290-0567

[www.cityofheidelbergmn.com](http://www.cityofheidelbergmn.com)

April 26, 2021

To: The Honorable Senator(s) Dahms, Dziedzic, Draheim, Duckworth, and Pratt  
Representative(s) Agbaje, Hausman, Howard, Reyer, and Theis

RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill

Honorable Legislators:

On behalf of the City of Heidelberg, which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUD's)* provisions in the Senate Omnibus Bill, [1st Unofficial Engrossment](#), that is moving into your Housing Conference Committee.

Article 2, Sections 7 and 8 of the [1st Unofficial Engrossment](#) of the Senate Housing Omnibus bill, contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their community. A *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, irrespective of local differences and identified needs.

As cities, we are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, *Comprehensive Plans* guide every decision (zoning/infrastructure investment) that are made in our community. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and would have significant negative ramifications for our city.

Any preemption(s) that constrain our ability to implement PUDs, or decrease the ability to rely on our *Comprehensive Plans*, would serve to transfer significant financial burden to existing residents and taxpayers to pick up costs of growth. PUDs provide developers and cities alike a pathway for moving challenging projects forward. To illustrate the need, consider a community's desire to preserve the character of a *Historic District*. As a redevelopment project is proposed, the PUD of today includes aesthetics to ensure the new structures blend with the old. To not include aesthetics as a vital component of a PUD as proposed in the Senate Housing Omnibus bill, could serve to adversely impact adjacent properties and allow the character of an area to be lost.

A PUD can also be important for a new housing development. Consider the challenge of building in an area of land having varied natural features of topography, wetlands, and significant trees. In these settings, developers often choose PUD's to address unique project needs not covered in a city's base zoning code. PUD's give the developer and the city a framework for maximizing the potential for housing in this difficult setting while preserving, accentuating, or increasing community access to these neighborhoods. The language of the Senate Housing Omnibus bill would have negative implications for projects like this, just as it did in the *Historic District* above.



Some might have you believe the provisions in the Senate Housing Omnibus bill *would enhance new home affordability*.

From several perspectives, this is a *false narrative*!

If *true*, we would have been presented with the objective data with a demonstrated connection to a lower sales price on a new home. Instead of confirmatory data on affordability, the Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage *one-size fits all*.

In short, we ask you to oppose the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits all* approach across the 850+ cities and 87 counties in Minnesota.

Thank you in advance for your opposition. I would welcome the opportunity of speaking directly with you on the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be brought into your committee.

Sincerely,



Lori Weldon  
Mayor, City of Heidelberg

C.C. Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senate Minority Leader Susan Kent  
Speaker of the House Melissa Hortman  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
Representative Todd Lippert  
Representative Brian Pfarr  
Committee Legislative Assistant Lindy Sowmick  
League of Minnesota Cities- Daniel Lightfoot, Irene Kao  
Metro Cities- Charlie Vander Aarde  
Association of Minnesota Counties  
Mayors & Administrators of Scott & Le Sueur County  
Le Sueur County Commissioner David Gliszinski  
City Council & Attorney



City of Lakeville  
Positioned to Thrive

May 4, 2021

Senator Rich Draheim  
Senator Zach Duckworth  
Senator Gary Dahms  
Senator Kari Dziedzic  
Senator Eric Pratt  
Minnesota Senate Building  
St. Paul, MN 55155

Representative Alice Hausman  
Representative Esther Agbaje  
Representative Michael Howard  
Representative Liz Reyer  
Representative Tama Theis  
State Office Building  
St. Paul, MN 55155

Re: Omnibus Housing Bill Concerns

Dear Conference Committee Members:

Throughout the session, we have been closely monitoring legislation regarding housing policy. While many of the policy provisions identified in both the senate and house bills have laudable goals, others are very problematic and would be detrimental to Lakeville and our housing environment.

Of particular note is language identified as "Limiting Regulations on Residential Development". Specifically, this language would hamstring the use of Planned Unit Developments (PUD) as well as limit the ability of Lakeville and other cities to create housing developments that are aesthetically consistent with the community standards that our residents have come to expect. Two of our largest and most successful developments are Spirit of Brandtjen Farms and Avonlea – both of which were PUDs and have created housing for all ages and stages of life (single family, townhome, and multifamily) while also meeting the design needs that make Lakeville such an attractive place to live. Both of these developments were developed as a PUD at the request of the developers because they knew that a one-size-fits-all approach would not result in the product they desired. Lakeville has led the state in single family building permits issued for at least the past six years, all while having design standards in place that have clearly not slowed the demand for our products.

We respectfully ask that you support removing these troublesome provisions from the bill as they will have a significant impact on the future of Lakeville's housing market. Thank you for your continued service to the State of Minnesota.

Sincerely,

Douglas P. Anderson  
Mayor

cc: Lakeville City Council



CITY OF LAUDERDALE  
LAUDERDALE CITY HALL  
1891 WALNUT STREET  
LAUDERDALE, MN 55113  
651-792-7650  
MARY.GAASCH@LAUDERDALEMN.ORG

April 28, 2021

To: The Honorable Senator(s) Dahms, Dziedzic, Draheim, Duckworth, and Pratt  
Representative(s) Agbaje, Hausman, Howard, Reyer, and Theis

RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill

Honorable Legislators:

On behalf of the City of Lauderdale, which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUD's)* provisions in the Senate Omnibus Bill, [1st Unofficial Engrossment](#), that is moving into your Housing Conference Committee.

We specifically want to highlight the importance of PUDs. PUDs provide cities and developers a pathway for moving challenging projects forward. In Lauderdale, we are working on a project that will create 114-units of affordable senior housing. This project is vital to providing quality, affordable housing for our seniors when the burdens of home ownership are too great. When our seniors sell their homes, they will become available to new families looking to move into an affordable, welcoming community with good schools and city services. This senior project is happening because the developer is willing to partner with the City on this challenging site. They want to meet the neighbors' expectations yet have enough units to be financially viable. A project like this does not happen without the iterative process that results from residents, the city council, and the developer working together to define standards for the project. That engagement is done through a PUD process; you can't variance your way into good planning on a project of this scale.

Thank you in advance for your opposition. I welcome the opportunity of speaking directly with you on the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be brought into your committee.

Sincerely,

Mary Gaasch  
Mayor, City of Lauderdale





CITY OF LAUDERDALE  
LAUDERDALE CITY HALL  
1891 WALNUT STREET  
LAUDERDALE, MN 55113  
651-792-7657  
651-631-2066 FAX  
HEATHER.BUTKOWSKI@LAUDERDALEMN.ORG

C.C. Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senate Minority Leader Susan Kent  
Speaker of the House Melissa Hortman  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
League of Minnesota Cities- Daniel Lightfoot, Irene Kao  
Metro Cities- Charlie Vander Aarde  
Association of Minnesota Counties  
City Council



# CITY OF LE CENTER

*Heart of Le Sueur County*

10 West Tyrone St. • Le Center, MN 56057 • 507-357-4450

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April 28, 2021

To: The Honorable Senator(s) Dahms, Dzedzic, Draheim, Duckworth, and Pratt  
Representative(s) Agbaje, Hausman, Howard, Reyer, and Theis

RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill

Honorable Legislators:

On behalf of the City of Le Center, which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUD's)* provisions in the Senate Omnibus Bill, [1st Unofficial Engrossment](#), that is moving into your Housing Conference Committee.

Article 2, Sections 7 and 8 of the [1st Unofficial Engrossment](#) of the Senate Housing Omnibus bill, contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their community. A *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, irrespective of local differences and identified needs.

As cities, we are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, *Comprehensive Plans* guide every decision (zoning/infrastructure investment) that are made in our community. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and would have significant negative ramifications for our city.

Any preemption(s) that constrain our ability to implement PUDs, or decrease the ability to rely on our *Comprehensive Plans*, would serve to transfer significant financial burden to existing residents and taxpayers to pick up costs of growth. PUDs provide developers and cities alike a pathway for moving challenging projects forward. To illustrate the need, consider a community's desire to preserve the character of a *Historic District*. As a redevelopment project is proposed, the PUD of today includes aesthetics to ensure the new structures blend with the old. To not include aesthetics as a vital component of a PUD as proposed in the Senate Housing Omnibus bill, could serve to adversely impact adjacent properties and allow the character of an area to be lost. Especially in an older home community such as Le Center.

A PUD can also be important for a new housing development. Consider the challenge of building in an area of land having varied natural features of topography, wetlands, and significant trees. In these settings, developers often choose PUD's to address unique project needs not covered in a city's base zoning code. PUD's give the developer and the city a framework for maximizing the potential for housing in this difficult setting while preserving, accentuating, or increasing community access to these neighborhoods. The language of the Senate Housing Omnibus bill would have negative implications for projects like this, just as it did in the *Historic District* above.

Some might have you believe the provisions in the Senate Housing Omnibus bill *would enhance new home affordability*.

From several perspectives, this is a *false narrative*!

If *true*, we would have been presented with the objective data with a demonstrated connection to a lower sales price on a new home. Instead of confirmatory data on affordability, the Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage *one-size fits all*.

In short, we ask you to oppose the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits all* approach across the 850+ cities and 87 counties in Minnesota.

Thank you in advance for your opposition. I would welcome the opportunity of speaking directly with you on the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be brought into your committee.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Fredrickson, MAYOR". The signature is fluid and cursive, with the word "MAYOR" written in all caps in a simpler font to the right of the signature.

Josh Fredrickson, Mayor  
City of Le Center MN

C.C. Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senate Minority Leader Susan Kent  
Speaker of the House Melissa Hortman  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
League of Minnesota Cities- Daniel Lightfoot, Irene Kao  
Metro Cities- Charlie Vander Aarde  
Association of Minnesota Counties  
City Council



CITY OF LONSDALE • PO BOX 357 • 415 CENTRAL STREET WEST, LONSDALE, MN 55046 • PHONE: (507)744-2327 • FAX: (507)744-5554

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March 16, 2021

Honorable Senator(s) and Representative(s),

On behalf of the constituents of the cities we serve, we write voicing opposition to the many legislative initiatives (SF915 / SF914 / SF 801 / HF1085) focused on housing that will be heard in committee this week and through the end of session.

As a collection of *preemption legislation*, each bill erodes or eliminates the local control entrusted to cities in overseeing the growth and development of their community. A one-size-fits-all approach attacks the fundamental importance of local control and treats every city in the state the exact same regardless of locally identified needs.

We, as cities, are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, Comprehensive Plans serve as the foundation guiding the many decisions facing a growing community. The various housing bills would have significant long-term implications for these *Comprehensive Plans*. Any preemption weakening local control, lessens our ability to develop in a manner desired by our constituents and consistent with our *Comprehensive Plans*.

Some might have us believe these legislative proposals *will enhance new home affordability*. From several perspectives these bills represent a false narrative:

"*Where is the data documenting that legislative change will lower the sales price of a new home?* Of course, the data does not exist. Instead, you are being asked to create a legislative change, absent any assurances that it would result in a reduced sales price of a new home.

Growth brings with it increased cost to a city. The proposed legislation seeks to limit the ability for a city to recoup these costs from whence they came (the development itself). Not having the local control to equitably collect a fee from developers is not an elimination of a cost - It is a transfer of a cost to our existing taxpayers.

This legislation would ask us to trade-off the *possibility* of enhanced affordability for a new home buyer, and at the same time, knowingly decreasing the affordability of housing for our existing homeowners as they will be required to pick up the costs of growth through higher tax levy increases.

Again, the *affordability narrative* is false. It lacks data, credibility, and seeing any of these legislative proposals into law **would serve to raise taxes on our existing citizens!**

In short, we need your help. Please let your colleagues in the House and Senate know that you are following this legislation and you are concerned for the implications they hold for the cities in your district.

Thank you in advance for your support, any one of us would welcome the opportunity of speaking directly with you on the importance of thwarting legislative change preempting local control on growth and development.

Sincerely,

Christopher Meyer  
Mayor, City of Belle Plaine

Joe Julius  
Mayor, City of Elko New  
Market

Mike Franklin  
Mayor, City of Jordan

Tim Rud  
Mayor, City of Lonsdale

Thomas Eisert  
Mayor, City of Montgomery

Duane Jirik  
Mayor, City of New Prague

Kirt Briggs  
Mayor, City of Prior Lake

Janet Williams,  
Mayor, City of Savage

Bill Mars  
Mayor, City of Shakopee

To: Senator Draheim  
Senator Port  
Senator Pratt  
Representative Albright  
Representative Hanson  
Representative Mortenson  
Representative Pfarr

cc: Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senator Jasinski, Local Government Policy Committee Chair  
Senate Minority Leader Susan Kent  
Senator Rarick, Labor and Industry Policy Committee Chair  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
Andy Eilers, Labor and Industry Policy Committee Administrator  
David Raisanen, Local Government Policy Committee Administrator  
Joel Hanson, Housing Finance and Policy Committee Administrator  
Regional Council of Mayors  
League of Minnesota Cities  
Metro Cities  
Association of Minnesota Counties  
Municipal Legislative Commission  
City Mayors and Administrators of Scott County



14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | eminnetonka.com

April 26, 2021

To: Honorable Senator(s) Dahms, Dzedzic, Draheim, Duckworth, Pratt, Johnson Stewart, Franzen and Cwodzinski  
Honorable Representative(s) Agbaje, Hausman, Howard, Reyer, Theis, Acomb, Pryor and Elkins

RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill

Honorable Legislators:

On behalf of the City of Minnetonka, which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUD's)* provisions in the Senate Omnibus Bill, 1st Unofficial Engrossment, that is moving into your Housing Conference Committee.

Article 2, Sections 7 and 8 of the 1st Unofficial Engrossment of the Senate Housing Omnibus bill, contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their community. A *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, irrespective of local differences and identified needs.

As cities, we are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, *Comprehensive Plans* guide every decision (zoning/infrastructure investment) that are made in our community. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and would have significant negative ramifications for our city.

Any preemption(s) that constrain our ability to implement PUDs, or decrease the ability to rely on our *Comprehensive Plans*, would serve to transfer significant financial burden to existing residents and taxpayers to pick up costs of growth. PUDs provide developers and cities alike a pathway for moving challenging projects forward. To illustrate the need, consider a community's desire to preserve the character of a *Historic District*. As a redevelopment project is proposed, the PUD of today includes aesthetics to ensure the new structures blend with the old. To not include aesthetics as a vital component of a PUD as proposed in the Senate Housing Omnibus bill, could serve to adversely impact adjacent properties and allow the character of an area to be lost.

A PUD can also be important for a new housing development. Consider the challenge of building in an area of land having varied natural features of topography, wetlands, and significant trees. In these settings, developers often choose PUD's to address unique project needs not covered in a city's base zoning code. PUD's give the developer and the city a framework for maximizing the potential for housing in this difficult setting while preserving, accentuating, or increasing community access to these neighborhoods. The language of the Senate Housing Omnibus bill would have negative implications for projects like this, just as it did in the *Historic District* above.

Some might have you believe the provisions in the Senate Housing Omnibus bill *would enhance new home affordability*.

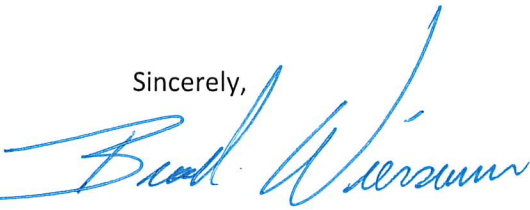
From several perspectives, this is a *false narrative*!

If *true*, we would have been presented with the objective data with a demonstrated connection to a lower sales price on a new home. Instead of confirmatory data on affordability, the Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage *one-size fits all*.

In short, we ask you to oppose the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits all* approach across the 850+ cities and 87 counties in Minnesota.

Thank you in advance for your opposition. I would welcome the opportunity of speaking directly with you on the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be brought into your committee.

Sincerely,



Brad Wiersum  
Mayor, City of Minnetonka

C.C. Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senate Minority Leader Susan Kent  
Speaker of the House Melissa Hortman  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
League of Minnesota Cities- Daniel Lightfoot, Irene Kao  
Metro Cities- Charlie Vander Aarde  
Association of Minnesota Counties  
Minnetonka City Council



## City Offices

201 Ash Avenue SW  
Montgomery, MN 56069  
Phone: 507.364.8888  
Fax: 507.364.5371

Website: [www.cityofmontgomerymn.com](http://www.cityofmontgomerymn.com)

April 27, 2021

To: The Honorable Senator(s) Dahms, Dzedzic, Draheim, Duckworth, and Pratt  
Representative(s) Agbaje, Hausman, Howard, Reyer, and Theis

**RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments provisions in the Senate Housing Omnibus Bill***

Honorable Legislators:

On behalf of the City of Montgomery, which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and restricting the use of Planned Unit Developments (PUD's)* provisions in the Senate Omnibus Bill, [1st Unofficial Engrossment](#), that is moving into your Housing Conference Committee.

Article 2, Sections 7 and 8 of the [1st Unofficial Engrossment](#) of the Senate Housing Omnibus bill, contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their community. This *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, without regard for the unique local differences and identified needs.

As cities, we develop *Comprehensive Plans* reflective of the vision, values, and voice of our citizens. Once adopted and approved, the *Comprehensive Plans* guide every decision (zoning/infrastructure investment) made in our community. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and would have significant negative ramifications for our city.

Any preemption(s) that constrain our ability to implement Planned Unit Developments (PUDs) or decrease the ability to rely on our *Comprehensive Plans*, would serve to transfer significant financial burden to existing residents and taxpayers to pick up costs of growth. PUDs provide developers and cities alike a pathway for moving challenging projects forward. To illustrate the need, consider a community's desire to preserve the character of a *Historic District*. As a redevelopment project is proposed, the PUD would include aesthetic requirements to ensure the new structures blend with the old. To not include aesthetics as a vital component of a PUD as proposed in the Senate Housing Omnibus bill, could serve to adversely impact adjacent properties and allow the character of an area to be lost.

A PUD can also be important for a new housing development. Consider the challenge of building in an area of land having varied natural features of topography, wetlands, and significant trees. In these settings, developers often choose PUDs to address unique project needs not covered in a city's base zoning code. PUDs give the developer, and the city, a framework for maximizing the potential for housing in this difficult setting while preserving, accentuating, or increasing community access to these



neighborhoods. The language of the Senate Housing Omnibus bill would have negative implications for projects like this, just as it did in the *Historic District* above.

Some might have you believe the provisions in the Senate Housing Omnibus bill *would enhance new home affordability*.

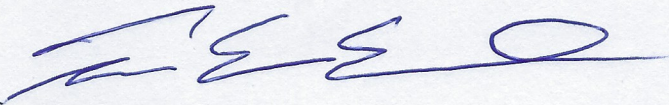
From several perspectives, this is a *false narrative*!

If *true*, we would have been presented with the objective data with a demonstrated connection to a lower sales price on a new home. Instead of confirmatory data on affordability, the Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage *one-size fits all*.

In short, we ask you to oppose the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits all* approach across the 850+ cities and 87 counties in Minnesota.

Thank you in advance for your opposition. I would welcome the opportunity of speaking directly with you on the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be brought into your committee.

Sincerely,



Thomas E. Eisert  
Mayor, City of Montgomery

C.C. Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senate Minority Leader Susan Kent  
Speaker of the House Melissa Hortman  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
League of Minnesota Cities- Daniel Lightfoot, Irene Kao  
Metro Cities- Charlie Vander Aarde  
Minnesota Association of Small Cities – Cap O'Rourke  
Association of Minnesota Counties  
Montgomery City Council  
Representative Todd Lippert  
Montgomery City Administrator Brian Heck



# City of New Prague

In the Counties of Scott & Le Sueur

118 CENTRAL AVENUE NORTH • NEW PRAGUE, MINNESOTA 56071  
PHONE (952) 758-4401 • [www.ci.new-prague.mn.us](http://www.ci.new-prague.mn.us)

**Duane J. Jirik**  
Mayor

March 16, 2021

Honorable Senator(s) and Representative(s),

On behalf of the constituents of the cities we serve, we write voicing opposition to the many legislative initiatives (SF 915 / SF 914 / SF 801 / HF 1085) focused on housing that will be heard in committee this week and through the end of session.

As a collection of *preemption legislation*, each bill erodes or eliminates the local control entrusted to cities in overseeing the growth and development of their community. A one-size-fits-all approach attacks the fundamental importance of local control and treats every city in the state the exact same regardless of locally identified needs.

We, as cities, are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, Comprehensive Plans serve as the foundation guiding the many decisions facing a growing community. The various housing bills would have significant long-term implications for these *Comprehensive Plans*. Any preemption weakening local control, lessens our ability to develop in a manner desired by our constituents and consistent with our *Comprehensive Plans*.

Some might have us believe these legislative proposals *will enhance new home affordability*. From several perspectives these bills represent a false narrative:

"*Where is the data documenting that legislative change will lower the sales price of a new home?* Of course, the data does not exist. Instead, you are being asked to create a legislative change, absent any assurances that it would result in a reduced sales price of a new home.

Growth brings with it increased cost to a city. The proposed legislation seeks to limit the ability for a city to recoup these costs from whence they came (the development itself). Not having the local control to equitably collect a fee from developers is not an elimination of a cost - It is a transfer of a cost to our existing taxpayers.

This legislation would ask us to trade-off the *possibility* of enhanced affordability for a new home buyer, and at the same time, knowingly decreasing the affordability of housing for our existing homeowners as they will be required to pick up the costs of growth through higher tax levy increases.

Again, the *affordability narrative* is false. It lacks data, credibility, and seeing any of these legislative proposals into law **would serve to raise taxes on our existing citizens!**

In short, we need your help. Please let your colleagues in the House and Senate know that you are following this legislation and you are concerned for the implications they hold for the cities in your district.

Thank you in advance for your support, any one of us would welcome the opportunity of speaking directly with you on the importance of thwarting legislative change preempting local control on growth and development.

Sincerely,

Christopher Meyer  
Mayor, City of Belle Plaine

Joe Julius  
Mayor, City of Elko New Market

Mike Franklin  
Mayor, City of Jordan

Tim Rud  
Mayor, City of Lonsdale

Thomas Eisert  
Mayor, City of Montgomery

Duane Jirik  
Mayor, City of New Prague

Kirt Briggs  
Mayor, City of Prior Lake

Janet Williams,  
Mayor, City of Savage

Bill Mars  
Mayor, City of Shakopee

To: Senator Draheim  
Senator Port  
Senator Pratt  
Representative Albright  
Representative Hanson  
Representative Mortenson  
Representative Pfarr

cc: Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senator Jasinski, Local Government Policy Committee Chair  
Senate Minority Leader Susan Kent  
Senator Rarick, Labor and Industry Policy Committee Chair  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
Andy Eilers, Labor and Industry Policy Committee Administrator  
David Raisanen, Local Government Policy Committee Administrator  
Joel Hanson, Housing Finance and Policy Committee Administrator  
Regional Council of Mayors  
League of Minnesota Cities  
Metro Cities  
Association of Minnesota Counties  
Municipal Legislative Commission  
City Mayors and Administrators of Scott County  
New Prague City Council

April 26, 2021

To: The Honorable Senator(s) Dahms, Dziedzic, Draheim, Duckworth, and Pratt  
Representative(s) Agbaje, Hausman, Howard, Reyer, and Theis

RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill

Honorable Legislators:

On behalf of the City of New Ulm, which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUD's)* provisions in the Senate Omnibus Bill, [1st Unofficial Engrossment](#), that is moving into your Housing Conference Committee.

Article 2, Sections 7 and 8 of the [1st Unofficial Engrossment](#) of the Senate Housing Omnibus bill, contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their community. A *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, irrespective of local differences and identified needs.

As cities, we are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, *Comprehensive Plans* guide every decision (zoning/infrastructure investment) that are made in our community. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and would have significant negative ramifications for our city.

Any preemption(s) that constrain our ability to implement PUDs or decrease the ability to rely on our *Comprehensive Plans*, would serve to transfer significant financial burden to existing residents and taxpayers to pick up costs of growth. PUDs provide developers and cities alike a pathway for moving challenging projects forward. To illustrate the need, consider a community's desire to preserve the character of a *Historic District*. As a redevelopment project is proposed, the PUD of today includes aesthetics to ensure the new structures blend with the old. To not include aesthetics as a vital component of a PUD as proposed in the Senate Housing Omnibus bill, could serve to adversely impact adjacent properties and allow the character of an area to be lost.

A PUD can also be important for a new housing development. Consider the challenge of building in an area of land having varied natural features of topography, wetlands, and significant trees. In these settings, developers often choose PUD's to address unique project needs not covered in a city's base zoning code. PUD's give the developer and the city a framework for maximizing the potential for housing in this difficult setting while preserving, accentuating, or increasing community access to these neighborhoods. The language of the Senate Housing Omnibus bill would have negative implications for projects like this, just as it did in the *Historic District* above.

Some might have you believe the provisions in the Senate Housing Omnibus bill *would enhance new home affordability*.

From several perspectives, this is a *false narrative*.

If *true*, we would have been presented with the objective data with a demonstrated connection to a lower sales price on a new home. Instead of confirmatory data on affordability, the Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage *one-size fits all*. This concept places both risk and an unnecessary burden on local residents who vote locally to elect leaders that will best address local development needs with what best works for their communities.

In short, I ask you to oppose the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits all* approach across the 850+ cities and 87 counties in Minnesota.

Thank you in advance for your opposition. I would welcome the opportunity of speaking directly with you on the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be brought into your committee.

Sincerely,



Andrea Boettger  
City Council President and Interim Mayor, City of New Ulm

C.C. Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senate Minority Leader Susan Kent  
Speaker of the House Melissa Hortman  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
League of Minnesota Cities- Daniel Lightfoot, Irene Kao  
Metro Cities- Charlie Vander Aarde  
Association of Minnesota Counties  
City Council



# City of Oak Park Heights

14168 Oak Park Blvd. N • Oak Park Heights, MN 55082 • Phone (651) 439-4439 • Fax (651) 439-0574

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April 26, 2021

To: The Honorable Senator(s) Dahms, Dzedzic, Draheim, Duckworth, and Pratt  
Representative(s) Agbaje, Hausman, Howard, Reyer, and Theis

RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill

Honorable Legislators:

On behalf of the City of Oak Park Heights which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUD's)* provisions in the Senate Omnibus Bill, [1st Unofficial Engrossment](#), that is moving into your Housing Conference Committee.

Article 2, Sections 7 and 8 of the [1st Unofficial Engrossment](#) of the Senate Housing Omnibus bill, contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their community. A *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, irrespective of local differences and identified needs.

As cities, we are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, *Comprehensive Plans* guide every decision (zoning/infrastructure investment) that are made in our community. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and would have significant negative ramifications for our city.

Any preemption(s) that constrain our ability to implement PUDs, or decrease the ability to rely on our *Comprehensive Plans*, would serve to transfer significant financial burden to existing residents and taxpayers to pick up costs of growth. PUDs provide developers and cities alike a pathway for moving challenging projects forward. To illustrate the need, consider a community's desire to preserve the character of a *Historic District*. As a redevelopment project is proposed, the PUD of today includes aesthetics to ensure the new structures blend with the old. To not include aesthetics as a vital component of a PUD as proposed in the Senate Housing Omnibus bill, could serve to adversely impact adjacent properties and allow the character of an area to be lost.

A PUD can also be important for a new housing development. Consider the challenge of building in an area of land having varied natural features of topography, wetlands, and significant trees. In these settings, developers often choose PUD's to address unique project needs not covered in a city's base zoning code. PUD's give the developer and the city a framework for maximizing the potential for housing in this difficult setting while preserving, accentuating, or increasing community access to these

neighborhoods. The language of the Senate Housing Omnibus bill would have negative implications for projects like this, just as it did in the *Historic District* above.

Some might have you believe the provisions in the Senate Housing Omnibus bill *would enhance new home affordability*.

From several perspectives, this is a *false narrative*!

If *true*, we would have been presented with the objective data with a demonstrated connection to a lower sales price on a new home. Instead of confirmatory data on affordability, the Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage *one-size fits all*.

In short, we ask you to oppose the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits all* approach across the 850+ cities and 87 counties in Minnesota.

Thank you in advance for your opposition. I would welcome the opportunity of speaking directly with you on the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be brought into your committee.

Sincerely,

Mary McComber  
Mayor, City of Oak Park Heights

C.C. Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senate Minority Leader Susan Kent  
Speaker of the House Melissa Hortman  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
League of Minnesota Cities- Daniel Lightfoot, Irene Kao  
Metro Cities- Charlie Vander Aarde  
Association of Minnesota Counties  
City Council



4646 Dakota Street SE | Prior Lake, MN 55372  
952.447.9800 | [www.cityofpriorlake.com](http://www.cityofpriorlake.com)

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April 26, 2021

To: The Honorable Senator(s) Dahms, Dzedzic, Draheim, Duckworth, and Pratt  
Representative(s) Agbaje, Hausman, Howard, Reyer, and Theis

RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill

Honorable Legislators:

On behalf of the City of Prior Lake, which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUD's)* provisions in the Senate Omnibus Bill, [1st Unofficial Engrossment](#), that is moving into your Housing Conference Committee.

Article 2, Sections 7 and 8 of the [1st Unofficial Engrossment](#) of the Senate Housing Omnibus bill, contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their community. A *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, irrespective of local differences and identified needs.

As cities, we are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, *Comprehensive Plans* guide every decision (zoning/infrastructure investment) that are made in our community. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and would have significant negative ramifications for our city.

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A PUD can also be important for a new housing development. Consider the challenge of building in an area of land having varied natural features of topography, wetlands, and significant trees. In these settings, developers often choose PUD's to address unique project needs not covered in a city's base zoning code. PUD's give the developer and the city a framework for maximizing the potential for housing in this difficult setting while preserving, accentuating, or increasing community access to these neighborhoods. The language of the Senate Housing Omnibus bill would have negative implications for projects like this, just as it did in the *Historic District* above.

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Some might have you believe the provisions in the Senate Housing Omnibus bill *would enhance new home affordability*.

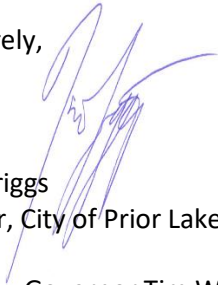
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If *true*, we would have been presented with the objective data with a demonstrated connection to a lower sales price on a new home. Instead of confirmatory data on affordability, the Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage *one-size fits all*.

In short, we ask you to oppose the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits all* approach across the 850+ cities and 87 counties in Minnesota.

Thank you in advance for your opposition. I would welcome the opportunity of speaking directly with you on the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be brought into your committee.

Sincerely,



Kirt Briggs  
Mayor, City of Prior Lake

- C.C. Governor Tim Walz  
Senate Majority Leader Paul Gazelka  
Senate Minority Leader Susan Kent  
Speaker of the House Melissa Hortman  
House Majority Leader Ryan Winkler  
House Minority Leader Kurt Daudt  
Chief Elected and Appointed Officers of SCALE  
Regional Council of Mayors- Caren Dewer  
League of Minnesota Cities- Daniel Lightfoot, Irene Kao  
Metro Cities- Charlie Vander Aarde  
Association of Minnesota Counties  
Municipal Legislative Commission- Tom Poul  
Prior Lake City Council  
City Mayors and Administrators of Scott County  
Scott County Commissioners



May 4, 2021

To: The Honorable Senators Dahms, Dziedzic, Draheim, Duckworth, and Pratt  
The Honorable Representatives Agbaje, Hausman, Howard, Reyer, and Theis

Re: Opposition to certain items currently in the Senate Omnibus Housing Bill (SF 969)

Dear Honorable Legislators:

The City of Shakopee has serious concerns with certain provisions related to housing policy currently in the Senate Omnibus Housing Bill (SF 969). We believe it is imperative to inform you of items in SF 969 that will adversely impact the health, safety and welfare of not only our residents, but the residents in your communities as well.

Our state has a long and proud history of local control of local issues. We as a city believe that it is the local communities who are best suited to address local needs. Article 2, Section 8 (Limiting Regulation on Residential Development) eviscerates that proud history and ignores the important differences between cities as it attempts to wrap all communities into one cookie-cutter effort.

The City of Shakopee has just spent several years developing our award winning comprehensive plan (Envision Shakopee) that has been recognized for giving our residents a voice in how our city develops. Not all communities are alike in expectations, needs, budgets, geography, demographics or even values. Our comprehensive plan is the guiding document for all our infrastructure decisions, and it has taken all those items and more into consideration as it guides development in the city by using this locally generated tool. This is not unlike the process that has occurred in your communities.

You have been told that cities are an impediment to affordable housing and somehow this will increase affordability. In Shakopee, we believe that growth should pay for itself. Current residents should not have the burden of subsidizing the efforts of developers or future residents. We also believe that our community should offer the opportunity for the development of all types of housing, and our local policies encourage that effort. This legislative action will pass the developers responsibility onto current taxpayers.

You might even have been led to believe that *"Up to 1/3 of a new home's price in the Twin Cities comes from regulation and local policies."* That is just plain false and not backed up by any serious analysis. Drivers will always be the cost of land, labor and materials. In Shakopee, our fees represent 2.74% of an average new home's price. And these fees go to ensure that a quality and safe product is being produced for our future residents.

We sincerely appreciate your commitment to public service and respectfully ask for your opposition to this effort.

William P. Mars  
Mayor

#30 in *Money Magazine's "Best Places to Live"*  
League of Minnesota Cities "City of Excellence"  
International Association of Chiefs of Police "Leadership Award"

COMMUNITY PRIDE SINCE 1857

City of Shakopee | 485 Gorman St., Shakopee MN 55379 | Phone: 952-233-9300 | Fax: 952-233-3801 | [www.ShakopeeMN.gov](http://www.ShakopeeMN.gov)



May 5, 2021

Dear Members of the Housing Conference Committee (HF 1077):

The City of Spring Lake Park would like to state its opposition to Article 2, Section 7 and 8 of the Senate bill limits regulations on residential development, including restrictions on planned unit developments and aesthetic conditions.

The City of Spring Lake Park uses the Planned Unit Development language as a tool to facilitate in-fill development. Just last year, the City received a proposal from a developer who was purchasing excess property from a local church for 6 housing units. The size of the land made it prohibitive to facilitate that level of density on the site. The City Council worked closely with the developer to draft a PUD ordinance that would reduce the minimum lot width from 75 feet to 50 feet and the side yard setbacks from 10 feet to 7 feet, which facilitated the development. The City did not put onerous requirements on the developer for that flexibility. As of today, two houses have received their certificate of occupancy and have been purchased. The other four units are currently under construction.

The PUD process is more efficient than granting numerous variances as the PUD ordinance adopts the specific plan agreed upon by the City and the developer. There is no risk to the developer that the City unintentionally missed a code provision that would apply, thereby delaying the project by requiring the developer to apply for another variance.

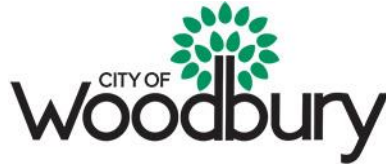
Planned Unit Developments, like the one referenced above, are a win-win for the developer and the City. It provides flexibility to permit a development that would otherwise not happen on difficult to develop parcels. We have used it successfully to facilitate construction of 194 units of affordable senior housing in partnership with Dominion, a new Hy-Vee grocery store, and a new 32-unit assisted living/memory care project by Hampton Companies.

Cities like Spring Lake Park are responsible stewards of the local control authority given to it by the State of Minnesota. Without our PUD authority, we would not have been able to facilitate over \$50 million in development and redevelopment projects over the past 5 years. Please don't take this valuable tool away.

Sincerely,

Daniel R. Buchholtz, MMC  
Administrator, Clerk/Treasurer

cc: Mayor Nelson and Members of the City Council  
State Representative Erin Koegel  
State Representative Connie Bernardy  
State Senator Jerry Newton  
State Senator Mary Kunesh



8301 Valley Creek Road • Woodbury, MN 55125-3330 • woodburymn.gov  
(651) 714-3500 • TDD (651) 714-3568 • FAX (651) 714-3501

May 21, 2021

Senator Susan Kent  
95 University Avenue W.  
Minnesota Senate Bldg, Room 2227  
St. Paul, MN 55155

Rep. Steve Sandell  
District 53B  
521 State Office Building  
St. Paul, MN 55155

Rep. Tou Xiong  
District: 53A  
533 State Office Building  
St. Paul, MN 55155

**Re: Opposition to Housing Legislative Initiatives (SF915 / SF914 / SF 801 / HF1085)**

Dear Honorable Senator and Representatives:

On behalf of the constituents of Woodbury, I am voicing opposition to the many legislative initiatives (SF915 / SF914 / SF 801 / HF1085) focused on housing that are being considered through the end of session. As a collection of *preemption legislation*, each bill erodes or eliminates the local control entrusted to cities in overseeing the growth and development of their community. A one-size-fits-all approach attacks the fundamental importance of local control and treats every city in the state the exact same regardless of locally identified needs.

These legislative proposals are being promoted on the basis that they will enhance new home affordability. From what I have seen, there has been no independent data documenting that legislative change will actually lower the net sales price of a new home. Instead, you are being asked to create a significant legislative change absent any concrete assurances that it would result in a reduced sales price of a new home. I continue to believe that housing will be priced based on what the market will bear, as it always has been, and any legislatively achieved reduction of

city fees will go to the bottom line of Building BATC-Housing First Minnesota members – not to the home buyers as alleged.

These housing fees preemption bills will in reality transfer cost to our existing taxpayers. The proposed legislation seeks to limit the ability for a city to recoup these costs from whence they came (the development itself). Not having the local control to equitably collect a fee from developers is not an elimination of a cost – it is a cost shift to the public.

Furthermore, this legislation would ask cities to trade-off the possibility of enhanced affordability for a new home buyer, and at the same time, knowingly decreasing the affordability of housing for our existing homeowners as they will be required to pick up the costs of growth through higher tax levy increases.

Lastly, the various housing bills would have significant long-term implications for our Comprehensive Plans. Cities are required to develop Comprehensive Plans. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, Comprehensive Plans serve as the foundation guiding the many decisions facing a growing community. Any preemption weakening local control lessens our ability to develop in a manner desired by our constituents and consistent with our Comprehensive Plans.

Thank you in advance for your support. I would welcome the opportunity of speaking directly with you on the importance of thwarting legislative change preempting local control on growth and development.

Sincerely,

Anne Burt

Mayor

C: Governor Tim Walz  
Regional Council of Mayors  
League of Minnesota Cities  
Metro Cities  
Association of Minnesota Counties  
Municipal Legislative Commission  
Woodbury City Council



May 19, 2021

To: The Honorable Senator(s) Dahms, Dzedzic, Draheim, Duckworth, and Pratt  
Representative(s) Agbaje, Hausman, Howard, Reyer, and Theis

RE: Opposition to *encouragement of increased density in single family neighborhoods and to the Planned Use Developments* provisions in the Senate Housing Omnibus Bill

Honorable Legislators:

On behalf of the City of Wyoming which is charged with upholding the health, safety, and welfare of all our residents, I write requesting you oppose the *encouragement of increased density in single family neighborhoods and the Planned Use Developments (PUD's)* provisions in the Senate Omnibus Bill, [1st Unofficial Engrossment](#), that is moving into your Housing Conference Committee.

Article 2, Sections 7 and 8 of the [1st Unofficial Engrossment](#) of the Senate Housing Omnibus bill, contains *preemptive* provisions that erode or eliminate the local controls entrusted to cities in overseeing the growth and development of their community. A *one-size-fits-all* approach attacks the fundamental importance of local control and treats every city in the state the same, irrespective of local differences and identified needs.

As cities, we are required to develop *Comprehensive Plans*. These plans reflect the vision, values, and voice of our citizens. Once adopted and approved, *Comprehensive Plans* guide every decision (zoning/infrastructure investment) that are made in our community. The provisions in the Senate Housing Omnibus bill encouraging the permitting of duplexes through fourplexes in single-family neighborhoods is contrary to the comprehensive planning process and would have significant negative ramifications for our city.

Any preemption(s) that constrain our ability to implement PUDs, or decrease the ability to rely on our *Comprehensive Plans*, would serve to transfer significant financial burden to existing residents and taxpayers to pick up costs of growth. PUDs provide developers and cities alike a pathway for moving challenging projects forward. To illustrate the need, consider a community's desire to preserve the character of a *Historic District*. As a redevelopment project is proposed, the PUD of today includes aesthetics to ensure the new structures blend with the old. To not include aesthetics as a vital component of a PUD as proposed in the Senate Housing Omnibus bill, could serve to adversely impact adjacent properties and allow the character of an area to be lost.

A PUD can also be important for a new housing development. Consider the challenge of building in an area of land having varied natural features of topography, wetlands, and significant trees. In these settings, developers often choose PUD's to address unique project needs not covered in a city's base zoning code. PUD's give the developer and the city a framework for maximizing the potential for housing in this difficult setting while preserving, accentuating, or increasing community access to these

neighborhoods. The language of the Senate Housing Omnibus bill would have negative implications for projects like this, just as it did in the *Historic District* above.

Some might have you believe the provisions in the Senate Housing Omnibus bill *would enhance new home affordability*.

From several perspectives, this is narrative is not accurate.

If *true*, we would have been presented with the objective data with a demonstrated connection to a lower sales price on a new home. Instead of confirmatory data on affordability, the Senate Housing Omnibus bill would ask cities and taxpayers to trade-off a possibility of affordability in exchange for reducing local control and to encourage *one-size fits all*.

In short, we ask you to oppose the language within the Senate Housing Omnibus bill that reduces local control and encourages a *one-size-fits all* approach across the 850+ cities and 87 counties in Minnesota.

Thank you in advance for your opposition. I would welcome the opportunity of speaking directly with you on the importance of thwarting the preemptive language in the Senate Housing Omnibus bill that will be brought into your committee.

Sincerely,

Lisa Iverson  
Mayor, City of Wyoming

C.C. Wyoming city council  
League of Minnesota cities