



April 30, 2025

Chair Xiong and Members of the Senate State and Local Government Committee,

Metro Cities appreciates the opportunity to comment on SF 2229 – Port, as amended by the A-17 amendment. Metro Cities respectfully but strongly opposes language proposed in the A-17 amendment.

City officials are in the best position to consider and make decisions on behalf of the community they are elected to represent, with community input, long range planning, and tools and policies that are tailored to local needs and circumstances. By contrast, the language in this amendment allows developers, rather than city officials and members of the local community, to be the primary drivers shaping local landscapes. Below are some of the specific concerns Metro Cities has with the proposed language:

- Proposed administrative review process requirements would effectively eliminate local involvement and community engagement on residential developments, including the ability to hold public hearings. These processes allow residents and businesses to give feedback, ask questions, and express concerns or opinions on city plans and projects. These are key underpinnings of local democratic processes.
- Restricting cities from imposing minimum parking mandates above one stall per residential unit is unfeasible and would be particularly problematic for cities without access to transit. Parking must be locally determined to manage safety, spillover effects, and other considerations.
- The municipal HOA language prohibits cities from conditioning approval of a residential building permit, conditional use permit, residential subdivision development, or planned unit development on the creation of a homeowner's association. Under this language, cities could be put in the position of assuming responsibility for maintaining property or infrastructure in HOA developments, the costs of which would be absorbed by taxpayers, with benefits localized to a few residents.

In summary, the proposed amendment removes local decision-making and community input in favor of allowing developers undue influence over how a community grows and develops. Addressing housing needs must be locally driven to manage varying local physical constraints, service and infrastructure needs, and fiscal capacities. Cities across the metropolitan region are working to address housing needs through a variety of tools and resources and look forward to continuing this important work.

We appreciate your attention to these concerns and consideration of this letter.

Sincerely,

A handwritten signature in black ink that reads 'Ania McDonnell'.

Ania McDonnell  
Government Relations Specialist