



April 28, 2025

The Honorable Tou Xiong  
Chair, State and Local Government Committee  
Minnesota Senate Building, Room 3203  
95 University Avenue West  
St. Paul, MN 55155

**RE: Opposition to SF 2229 – Legislative Overreach into Local Land Use Authority**

Dear Chair Xiong and Members of the Committee:

On behalf of the Spring Lake Park City Council, I am writing to express our strong opposition to SF 2229 as amended.

While we recognize the urgency of addressing Minnesota's housing challenges, SF 2229 represents a significant and unnecessary intrusion into local government authority. The legislation would severely limit the ability of cities and counties to manage residential development in a manner that meets the unique needs, values, and infrastructure realities of their communities.

Among its many concerning provisions, the bill would:

- Prohibit local governments from requiring homeowners associations when necessary to manage private infrastructure and shared amenities.
- Eliminate reasonable local design standards, reducing the quality and cohesion of new development by restricting communities from requiring even basic architectural features beyond the State Building Code.
- Strip cities of their ability to require adequate off-street parking, ignoring the transportation needs of suburban, exurban, and rural communities where transit options remain extremely limited.
- Mandate administrative approvals without meaningful local input or discretion, further removing residents' ability to engage in the future development of their neighborhoods.

SF 2229 imposes a one-size-fits-all approach to complex local planning decisions. What may be appropriate in large, transit-rich urban cores does not translate well to small suburban communities like Spring Lake Park, where car dependency, limited transit service, and aging infrastructure pose real planning challenges.

This legislation also fails to guarantee affordability for new housing developments. Nowhere in the bill is there a requirement—or even an incentive—for housing produced under these deregulations to be affordable for working families, seniors, or first-time

homebuyers. Instead, SF 2229 risks prioritizing developer and builder profits over meaningful affordability.

A better approach would be to partner with cities to address the true barriers to housing production: rising construction costs, limited financing tools, and the need for infrastructure investment. Preempting local zoning authority will not, by itself, produce more affordable housing. It will, however, erode the ability of communities to ensure that development is responsible, sustainable, and reflective of local values.

The City of Spring Lake Park strongly urges you to oppose SF 2229. We stand ready to work collaboratively toward real solutions that respect both the need for more housing and the importance of local decision-making.

If you have any questions, please do not hesitate to contact me at 763-784-6491.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel R. Buchholtz". The signature is fluid and cursive, with the first name "Daniel" being more prominent and the last name "Buchholtz" following in a similar style.

Daniel R. Buchholtz, ICMA-CM  
Administrator, Clerk/Treasurer

cc: The Honorable Mary Kunesh, Senator, District 39  
Mayor Nelson and Members of the City Council