



CITY ENGINEERS ASSOCIATION OF MINNESOTA

Engineering Our Cities' Futures

To: Chair Port and Members of the Senate Housing and Homelessness Committee

Re: S.F. 2231- Boldon, S.F. 1268- Fateh and S.F. 1750- Lucero

Date: March 11, 2025

Chair Port and Members of the Committee:

The City Engineers Association of Minnesota is an organization of civil engineers throughout Minnesota dedicated to providing the highest level of service for our respective cities. That includes maintaining and improving critical infrastructure. On behalf of the City Engineers Association of Minnesota, thank you for the opportunity to provide comments on the above referenced bills.

CEAM opposes the significant limits placed on local authority and control as it pertains to land use policies. We also have strong concerns about many of the details in these bills. Primarily, we have concerns about how cities will be able to enforce engineering and operational limits and requirements given the language in these bills.

Many of our concerns are related to the "one size fits all" language for these bills. While there are different allowances for proposed developments in cities of the first class versus non-first-class cities, there is no differentiation between suburban, exurban, rural, or other city types and locations. The needs and operational considerations for these different types of cities do vary and do matter.

Statewide zoning and density requirements set a bad precedent. We feel that incentivizing density in areas that make sense in each community is a better approach towards meeting bigger picture density goals than to create instant division and controversy towards these goals. The proposed bills fail to account for a variety of unique characteristics which require comprehensive planning and zoning be done on a local level.

The language is vague whether important limitations such as impervious surface maximums, storm water management systems, parking requirements, sanitary sewer capacity restrictions, water service limitations and setback requirements that are important for public infrastructure maintenance are allowed conditions and requirements to "protecting public health, safety, and general welfare." Given the work that cities across the state have done to provide resiliency for our sewer, water and stormwater systems, we worry that the intent of this bill could prevent us from limiting characteristics that could jeopardize these factors in high impact areas.

Thank you again for the opportunity to comment on S.F. 2231, S.F. 1268 and S.F. 1750. We appreciate your consideration and remain open to working with the legislature to provide zoning density incentives while maintaining local control over such.

Sincerely,

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