

RESOLUTION NO. 2025-23

RESOLUTION SUPPORTING RETENTION OF CITY ZONING AUTHORITY

WHEREAS, decisions about local zoning and land use that best fit community needs are best left to city residents and their locally elected officials; and

WHEREAS, cities use zoning and land use regulations to balance property usage, plan for community growth, dedicate space and capacity for public infrastructure to support development (roads, parks and trails, transportation, sewer, stormwater, water, etc.), mitigate flooding and erosion, and preserve natural resources among others; and

WHEREAS, the Minnesota State Legislature, in an attempt to address housing availability and affordability challenges, is considering measures that would preempt city authority to regulate land use and zoning and assign that authority to state government; and

WHEREAS, the elements of the current bills reflect what appears to be a well-intentioned but misdirected effort to address affordable housing concerns, and passage of those measures would inadequately address such housing availability and affordability challenges; and

WHEREAS, a rigid framework for land use and zoning mandated by the state, without keeping local land use decisions local, makes little sense and cities require flexibility to address their own unique circumstances; and

WHEREAS, decades of infrastructure planning and investment have been guided by the city comprehensive planning process as required by the Metropolitan Land Planning Act, resulting in existing sewer/water/stormwater/roadway systems sized for current and planned densities; and

WHEREAS, provisions of the proposed state measures would place the fiscal burden for infrastructure cost of new residential development on the shoulders of current property owners and renters in our local communities who have already paid for existing, appropriately sized infrastructure; and

WHEREAS, prohibiting or drastically limiting cities' authority to prescribe parking requirements necessary to accommodate and serve a given land use and density - especially for cities which are not actively served by public transportation - would result in severely inadequate parking (whether private, public lots, or public on-street) and limited mobility as that housing density increases; and

WHEREAS, the building of multiple housing units on a single residential lot with inadequate spacing - whether within existing/historic neighborhoods or new subdivisions - as allowed in the proposed zoning preemption measures, could result in service delivery problems such as limiting emergency medical services and fire department access to city neighborhoods, and would irreversibly change the fabric of Minnesota neighborhoods; and

WHEREAS, provisions would also silence local residents from their concerns regarding proposed developments during public comment periods of city council and other public meetings and disincentivize public participation by residents; and

WHEREAS, cities across the state have already put in decades of work to encourage and allow for affordable housing and address zoning issues, and continue to do so, with the help of community engagement.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Corcoran as follows:

1. The City of Corcoran opposes state proposals that seek to preempt local zoning and land use decision-making when it comes to residential development;
2. Supports constructive policy alternatives to incentivize and bolster city efforts for addressing housing challenges;
3. And, advocates for a city-state partnership to consider reforms that are proven to address housing availability and affordability and that ensure efforts can be locally led and shaped.
4. That the City of Corcoran authorizes the Mayor, City Administrator and relevant staff to communicate this resolution to state legislators, the Governor's office, the League of Minnesota Cities, and other advocacy groups, and to actively advocate for intentional ways to expand housing supply appropriately throughout Hennepin County, the Metro and Greater Minnesota without eliminating local control, disregarding community input, or dramatically scaling back - or even eliminating - important development standards;
5. And strongly recommends the state legislature consider granting cities statutory authority to implement a transportation area charge to allow for transportation network improvements needed to support new development to be equitably shared among benefiting developments and reduce instances where infrastructure costs become prohibitive for a single development project.

VOTING AYE

- ☒ McKee, Tom
- ☒ Friedrich, Michelle
- ☒ Lanterman, Mark
- ☒ Nichols, Jeremy
- ☒ Vehrenkamp, Dean

VOTING NAY

- ☐ McKee, Tom
- ☐ Friedrich, Michelle
- ☐ Lanterman, Mark
- ☐ Nichols, Jeremy
- ☐ Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 13th day of March 2025.



Tom McKee - Mayor

ATTEST:



Debra Johnson – City Clerk

City Seal