

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-48

A RESOLUTION SUPPORTING RETENTION OF CITY ZONING AUTHORITY AND
OPPOSING PROPOSED LEGISLATION SEEKING TO LIMIT LOCAL LAND USE
DECISION MAKING

WHEREAS, the Minnesota State Legislature is currently considering proposed legislation aimed at limiting long-standing city authority over local land use and development; and

WHEREAS, bills currently being considered include SF 2229 / HF 1987 (“Minnesota Starter Home Act”), SF 2231 / HF 2140 (“More Homes Right Places Act”), SF 2286 / HF 2018 (“Transforming Main Street Act”) and SF 1268 / HF 1309 (“People Over Parking Act”); and

WHEREAS, the legislation, if adopted, would greatly restrict local government zoning and land use authority and would severely limit public input related to the residential development process; and

WHEREAS, the legislation could significantly affect the character of existing single-family neighborhoods in the community by allowing greater housing density on each residential lot; and

WHEREAS, the legislation forces administrative approvals of projects that meet the standards in the bill language and prohibits public input on the approval process before the Planning Commission and City Council; and

WHEREAS, land development within the City of Apple Valley is currently guided by its 2040 Comprehensive Plan which was developed in collaboration with citizens, community and business organizations, school districts and many others, and which was approved by the Metropolitan Council; and

WHEREAS, these bills, if adopted, would overturn this approved 2040 Comprehensive Plan and would jeopardize long-range planning efforts involving the City’s essential infrastructure (roads, water mains, sewer lines and stormwater management systems), threatening to overwhelm these systems; and

WHEREAS, significant increases in housing density will result in added infrastructure costs which should not become the responsibility of existing residents and businesses. Without a remedy, this legislation could result in property tax increases over time; and

WHEREAS, the proposed legislation is an attempt to address housing availability and affordability challenges by inappropriately limiting city authority over zoning and land use decisions, transferring that authority to the state government; and

WHEREAS, these proposed measures fail to adequately address housing affordability and offer no guarantees that cost savings realized by housing developers would translate into lower housing costs for prospective homeowners or renters.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, strongly supports the retention of city zoning authority and opposes the proposed legislation that would broadly limit local zoning and land use decision making related to residential development.

BE IT FURTHER RESOLVED that it urges the legislature to recognize the negative impacts associated with this proposed legislation and to withhold action on the bills until suitable amendment language can be developed in consultation with the League of Minnesota Cities and other municipal groups.

ADOPTED this 27th day of March, 2025.



Clint Hooppaw, Mayor

ATTEST:



Christina M. Scipioni, City Clerk