

Minutes

Community Development Committee



Meeting date: April 21, 2025

Time: 4:00 PM

Location: 390 Robert Street

Members present:

- | | | |
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| <input checked="" type="checkbox"/> Chair, Robert Lilligren, D6 | <input type="checkbox"/> Diego Morales, District 9 | <input type="checkbox"/> Vacant, District 15 |
| <input checked="" type="checkbox"/> Vice Chair, Toni Carter, D14 | <input checked="" type="checkbox"/> Peter Lindstrom, District 10 | <input type="checkbox"/> Wendy Wulff, District 16 |
| <input checked="" type="checkbox"/> Reva Chamblis, District 2 | <input checked="" type="checkbox"/> Chai Lee, District 13 | <input type="checkbox"/> = present, E = excused |
| <input checked="" type="checkbox"/> Anjuli Cameron, District 8 | | |

Dakota Land, Water, and People Acknowledgment

The Metropolitan Council acknowledges that the land we currently call Minnesota and specifically the seven-county region is the ancestral homeland of the Dakota Oyate who are present and active contributors to our thriving region. As part of the Metropolitan Council's commitment to address the unresolved legacy of genocide, dispossession, and settler colonialism and the fact that government institutions, including the Metropolitan Council, benefitted economically, politically, and institutionally after the forceable removal of the Dakota Oyate, the Metropolitan Council is dedicated to instilling Land, Water, and People Commitments in regional policy. These commitments support the Dakota Oyate, the eleven federally recognized Tribes in Minnesota, Ho-Chunk Nation, and the American Indian Communities representing over 150 diverse Tribal Nations that call the seven-county region home.

Call to order

A quorum being present, Committee Chair Lilligren called the regular meeting of the Community Development Committee to order at 4:01 p.m.

Dakota Land, Water, and People Acknowledgment

The Dakota Land, Water, and People Acknowledgment was read by Council Member Lilligren.

Agenda approved

It was moved by Carter, seconded by Chamblis to approve the agenda. Council Members did not have any comments or changes to the agenda. **Motion carried.**

Approval of minutes

It was moved by Chamblis, seconded by Lee to approve the minutes of April 7, 2025, regular meeting of the Community Development Committee. **Motion carried.**

Consent business

2025-87 Baker Park Reserve Long-Range Plan, Three Rivers Park District (Colin Kelly 651-602-1361; Kevin Phan 651-602-1333; Crystal Diaz)

It was moved by Carter, seconded by Lee, that the Metropolitan Council Approve the Baker Park Reserve Long-Range Plan.

Advise Three Rivers Park District to consider implementing the recommendations for solar resources and population forecasts in the Advisory Comments section of the business item.

Require the Park District, prior to any new development of the park reserve, to send preliminary plans to the Metropolitan Council's Environmental Services Interceptor Engineering Assistant Manager.

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

Non-consent business

2025-88 City of Farmington Technology Park Comprehensive Plan Amendment, Review File 22086-7 (Patrick Boylan 651-602-1438)

It was moved by Carter, seconded by Lee, that the Metropolitan Council adopt the attached Review Record and take the following actions:

Authorize the City to place its comprehensive plan amendment into effect.

Find that the amendment does not change the City's forecasts.

Strongly advise the City that: Because of the potential volume and chemical characteristics of wastewater from this site, the Council is concerned about a potential wastewater system impact. Therefore, the Council advises the City to consider the full extent of the advisory comments in the Review Record for wastewater.

Because of the volume of projected water use identified for this site, the Council is concerned about the potential water demand tradeoff between this immediate industrial use versus the population future growth of the City. Therefore, the Council advises the City to consider the full extent of advisory comments in the Review Record for water supply.

Advise the City: That its Plan remains inconsistent with Council housing policy, and it may not draw down funds awarded via Livable Communities Act (LCA) programs

To implement the advisory comments in the Review Record for forecasts.

Gary Johnson, a resident of Castle Rock Township 22280 Marian Avenue, who spoke on his concerns for the site.

Mr. Johnson asked why this site is on the agenda today and what vote will be made.

Planning Analyst Boylan explained that the City of Farmington submitted an application to change the future land use and the item was placed on the Committee's Agenda and that there is no site plan or end user before the Committee today.

Mr. Johnson noted that there is pending legislation and depending on how the MN Legislature acts, asked if the Committee's action be overturned.

Director Barajas explained that the Council reviews applications for the laws at the time of application. Current regulatory framework may impact the Council's actions but the City submitted an application before proposed legislation was drafted.

Director Barajas noted that there is only one instance of retroactive decision and only because the Legislature made it retroactive.

Mr. Johnson: the city is violating the Orderly Annexation Agreement with Castle Rock Township.

Barajas replied that it is the Council's understanding that the Office of Administrative Hearings has authorized the annexation and if there is a legislative change or court order for the City to then change their Comprehensive Plan, then the Council would do so at that time. This has happened from time to time and that would be the instance where the Council would re-review any changes to an amendment. She further stated that the Council does not enforce legal cases and the Council



would take any action necessary as directed by the Legislature.

Mr. Johnson asked why the Council is reviewing the amendment when the DNR considered the change to the water supply plan incomplete.

Chair Lilligren responded that the Council has a statutory obligation to act on submitted amendments within a certain period of time. Director Barajas added that Council staff called the Amendment incomplete and directed the City to consult with the DNR regarding the Farmington Water Supply Plan. Staff with the DNR determined that water supply was sufficient.

Mr. Johnson further commented that the DNR has no application for additional water use or for a well and therefore had no requirements that they can impose upon the City. The water use for this plan, he added, will not happen for another two or three years and asked how the Council can give it's approval now when the DNR cannot give it's approval.

Director Barajas noted the strong advisory comments in proposed actions of in Staff Report regarding water supply planning and clarified that the Council is not approving the amendment but authorizing the City to take action. Barajas further noted that Council staff has met with the City and expressed these concerns and walked through the details and that the City is aware of the next steps that are needed in ground water appropriation permits, which are issued by the DNR and not within the prevue of the Metropolitan Council.

Chair Lilligren noted that he hears Mr. Johnson's concerns and that this is the first time he has heard of strong advisory comments and that added that this is something that will come before the Council in future actions or permits for water use. The Council is not approving any single project.

Mr. Johnson stated that heavy industry use does not belong near residential and cited machinery and equipment in proximity to existing homes and asked the Council to not approve the City's request until the issues can be fully analyzed.

Lynn Gorski, Farmington City Administrator, expressed appreciation for Council Staff's work and spoke in support of Council Staff's recommendation.

CM Wulff's comments read by CM Carter: [CM Wulff Statement for April 21 2025 CDC Meeting.pdf](#)

Motion carried.

2025-113 Implementation of Imagine 2050 in the Review of Local Comprehensive Plans and Plan Amendments (Angela Torres 651-602-1566; Sarah Berke 651-602-1198; Joel Huting 651-602-1349)

It was moved by Chamblis, seconded by Lindstrom, that the Metropolitan Council:

1. Issue System Statements to communities in the seven-county metropolitan area in September 2025, with local comprehensive plan updates due to the Council by December 31, 2028.
2. Accept comprehensive plan amendments to 2040 local comprehensive plans through September 30, 2028. Proposed amendments must be submitted and found complete for review by September 30, 2028, in order to be considered by the Council and authorized to be placed into effect. After September 30, 2028, the Council will no longer accept amendments to 2040 local comprehensive plans.
3. Advise communities that:
 - a. All communities must use regional policy and system plans adopted by the Council as a part of Imagine 2050 for all local comprehensive plan updates and for all comprehensive plan amendments submitted to the Council for review after December 31, 2025.



- b. For comprehensive plan amendments submitted and found complete for review before December 31, 2025, communities may choose to have those amendments reviewed under the Thrive MSP 2040 and its system plans *or* under Imagine 2050 and its system plans, provided that the proposed amendment is not found more likely than not to have a substantial impact on or contain a substantial departure from the 2050 metropolitan system plans adopted in 2025.
- c. For comprehensive plan amendments submitted before the issuance of System Statements, the Council will consider any requests for forecast changes in light of Imagine 2050 forecasts and consider interim revisions to those forecasts for inclusion in 2025 System Statements. Council staff will work with communities on how best to incorporate any proposed forecast changes into 2040 local comprehensive plans.
- d. The Council will no longer make revisions to the allocations of affordable housing need for the 2021-2030 decade, which were originally adopted as a part of Thrive MSP 2040. Any proposed changes to Imagine 2050 forecasts may affect the allocation of affordable housing need for the 2031-2040 decade and will be considered consistent with the forecast revision approach.

Motion carried.

Staff and Council Members discussed the policy practices, schedule, and how the report mimics the Thrive Document.

Information

- 1. Livable Communities Program Update: Alignment with Imagine 2050 (Hannah Gary 651-602-1633; Emily Seddon 651-602-1023)

Council staff sought Council Member feedback on the approach to LCA program design and alignment with Imagine 2050.

Over the past 30 years, Livable Communities Act (LCA) programs have been successful, popular, and played a crucial role in shaping the region’s growth and development. With more than \$532M in grants awarded through more than 1400 projects, the program has contributed to the region’s vitality. In the past decade alone, LCA funds have helped:

- Create more than 20,000 affordable housing units
- Develop nearly 9,000 market rate housing units
- Generate more than 18,000 living wage jobs
- Increase the region’s annual net tax capacity by more than \$53M
- Shape and grow the region’s transit-oriented development.

- 2. CD Research Overview and 2025 Workplan (Joel Huting 651-602-1349)

Research staff presented information on the four work units, and 2025 workplan.

Data Development and Analysis

- Population estimates
- Parks use estimates
- Land use inventory
- Development trends

Policy Support and Development

- Regional Economic Framework
- Climate pollution reduction grant
- Population/employment forecasts



- Natural systems technical Assistance

Strategy and Product Design

- Regional indicators
- Community profiles overhaul
- User research
- Interactive data visualization

Qualitative Research

- Residential preferences of HRA voucher holders
- Imagine 2050 goals & frameworks implementation

3. Grounded and Growing: A living history of our region's parks and trails (Jessica Lee 651-602-602- Krysten Ryba-Tures 651-602-1821; Raven McKnight 612-474-4733)

Grounded and Growing: A living history of our region's parks and trails (formerly referred to as the Regional Parks System Historical-Cultural Study) first began in 2021. Since then, Met Council staff has worked with Regional Park Implementing Agency staff, consultants, and residents of the region to develop this project. The project's initial goal was to establish a baseline understanding of and historical context around the formation of the Regional Parks and Trails System. More importantly, the project highlights the impacts of past inequitable practices and how they gave rise to current-day disparities in both visitation and experiences within our system. Grounded and Growing strives to find ways to acknowledge this past in order to build a more empathetic, inclusive, and equitable system moving forward.

The Council hired two consultants to support this project: 1) Historical consultants, Hess, Roise and Company and 2) engagement experts Zan Associates. Hess Roise led the initial historical research component of the project, while Zan led an integrated engagement approach for the project, with the idea of present-day experiences guiding the scope of historical research. They delivered a series of summaries, multimedia, and other resources which were then turned over to Community Development Research's Strategy and Product Design Team in 2024 to create digital products on Met Council platforms.

Adjournment

Business completed; the meeting adjourned at 6:25 p.m.

Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Community Development Committee meeting of April 21, 2025.

Council contact:

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