

Business Item

Community Development Committee



Committee Meeting Date: June 15, 2026

For the Metropolitan Council: June 24, 2026

Business Item: 2026-102

City of Minnetrista Boll Property and Residential Low-Medium Comprehensive Plan Amendment, Review File 21758-6

District(s), Member(s):	District 3, Dr. Tyronne Carter
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Shawn James, Senior Planner (651-602-1233) Angela R. Torres, Senior Manager (651-602-1566)
Division/Department:	Community Development / Regional Planning

Proposed action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Minnetrista to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City of Minnetrista's forecasts.
3. Revise the Imagine 2050 community designation from Diversified Rural to Suburban Edge for the amendment site as shown in Figure 2 in the Review Record.
4. Advise the City of Minnetrista to implement the advisory comments in the Review Record for Wastewater, Transportation, Forecasts, and Land Use.

Background

The City of Minnetrista submitted the Boll Property and Residential Low-Medium comprehensive plan amendment on April 7, 2026. The proposed comprehensive plan amendment includes both a map and text amendment. The text amendment proposes to change the density range of the Residential Low land use from 1.15-4 units per acre to 2-3.5 units per acre. In addition the text amendment reinstates the Residential Low-Medium land use from its 2030 Plan with a density range of 3.5-6 units per acre (previously 3-5 units per acre).

The map amendment proposes to reguide 67.8 gross acres from Permanent Agriculture to Residential Low-Medium at 9400 Highway 7. With this map amendment, the City is proposing to expand the Metropolitan Urban Service Area (MUSA) and bring this site into the Regional Wastewater System Long-Term Service Area. The purpose of the amendment is to accommodate anticipated development of around 233 housing units consisting of single-family and townhomes on approximately 62.8 net acres. The request also requires a change to the community designation of the subject area from Diversified Rural to Suburban Edge under Imagine 2050. This is the City's sixth amendment to its 2040 Comprehensive Plan.

Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

Regional Development Guide Analysis

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Consistent with the procedures adopted in [Business Item 2025-113](#), the proposed amendment is reviewed under both Thrive MSP 2040 and Imagine 2050. The metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and taken together.

Funding

None.



REVIEW RECORD

City of Minnetrista

Boll Property and Residential Low-Medium Amendment

Review File No. 21758-6, Business Item No. 2026-102

BACKGROUND

The City of Minnetrista (City) is located in western Hennepin County, bordered by Independence to the north, Watertown Township to the west, Waconia Township to the southwest, Laketown Township and Victoria to the south, and Orono, Mound, and Shorewood to the east (Figure 1).

Imagine 2050 designates Minnetrista with “Suburban Edge,” “Diversified Rural,” and “Agricultural” community designations (Figure 2). The Council forecasts from 2030 to 2050 that the City will grow from 10,000 to 12,500 population and 3,000 to 4,000 households. The Council also forecasts that between 2030 and 2050, the City’s employment will increase from 940 to 1,380 jobs.

The Metropolitan Council reviewed the City of Minnetrista 2040 Comprehensive Plan ([Business Item 2019-174 JT](#), Review File No. 21758-1) on July 24, 2019. This is the sixth comprehensive plan amendment since the 2040 Plan was reviewed.

The Council adopted Imagine 2050 in February 2025. Consistent with the procedures adopted in [Business Item 2025-113](#), the Council is reviewing this item under both Thrive 2040 and Imagine 2050.

REQUEST SUMMARY

The proposed comprehensive plan amendment includes both a map and text amendment. The text amendment proposes to change the density range of the Residential Low land use from 1.15-4 units per acre to 2-3.5 units per acre. In addition, the text amendment reinstates the Residential Low-Medium land use from its 2030 Plan with a density range of 3.5-6 units/acre (previously 3-5 units/acre).

The map amendment proposes to reguide 67.8 gross acres from Permanent Agriculture to Residential Low-Medium at 9400 Highway 7. With this map amendment, the City is proposing to expand the MUSA and bring this site into the Regional Wastewater System Long-Term Service Area. The purpose of the amendment is to accommodate anticipated development of around 233 housing units consisting of single-family and townhomes on approximately 62.8 net acres. The request also requires a change to the community designation of the subject area from Diversified Rural to Suburban Edge under Imagine 2050.

OVERVIEW

Conformance with Regional Systems

The amendment conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

Consistency with Council Policies

The amendment is consistent with the Thrive MSP 2040, Imagine 2050, with the Housing Policy Plan, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.



PREVIOUS COUNCIL ACTIONS

- The Council acted on the 2040 Plan on July 24, 2019 ([Business Item 2019-174 JT](#), Review File No. 21758-1).
- The Council administratively reviewed the 780 North Branch Road amendment on November 3, 2020 (Review File No. 21758-2). The amendment reguided 43 acres from Rural to Permanent Agriculture to allow use of the property as a family farm.
- The Council administratively reviewed the 4000 Enchanted Lane amendment on February 24, 2021 (Review File No. 21758-3). The amendment reguided six acres from Park, Public, Semi-Public to Residential Low to allow for up to eight housing units.
- The Council authorized the Lindstrom Estate amendment on August 11, 2021 ([Business Item 2021-199](#), Review File No. 21758-4). The amendment reguided 38 acres from Permanent Agriculture to Rural to allow subdivision and development of up to three residential properties.
- The Council administratively reviewed the 1200 Rainbow Road amendment on February 8, 2022 (Review File No. 21758-5). The amendment reguided approximately 39 acres from Permanent Agriculture to Rural to allow subdivision and development of up to three residential properties.
- The Council administratively reviewed the Trombley 2500 County Road 92 amendment on May 27, 2026 (Review File No. 21758-7). The amendment reguided approximately 36.6 acres from Permanent Agriculture to Rural to facilitate development of one unsewered single-family home on, at minimum, a 10-acre lot.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with Thrive MSP 2040, Imagine 2050 and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

Regional Parks

Reviewer: Colin Kelly, Community Development (CD) – Regional Parks (651-602-1361)

The proposed amendment conforms to the 2040 Regional Parks Policy Plan and the 2050 Regional Parks and Trails Policy Plan. There are no existing or planned units of the Regional Parks and Trails System in the vicinity of the proposal to re-guide 67.8 gross acres from Permanent Agriculture to Residential Low-Medium at 9400 Highway 7. The nearest unit, the Dakota Rail Regional Trail, is approximately 1.1-miles southeast of the proposed change.

The proposed land use change will not impact the Dakota Rail Regional Trail or the Regional Parks and Trails system more broadly.

Wastewater Service

Reviewer: Roger Janzig, Environmental Services (ES) – Wastewater Planning and Community Programs (roger.janzig@metc.state.mn.us)

The proposed amendment conforms to the 2040 Water Resources Policy Plan (WRPP) and the 2050 Water Policy Plan (WPP). The amendment is driven by the re-guiding of 67.8 acres from Permanent Agriculture to Residential Low-Medium and inclusion into the current 2030 MUSA. The proposed amendment would allow potential development of around 233 housing units. The Metropolitan Disposal System has adequate capacity for the proposed project. Capacity constraints may develop within the 2050 planning horizon with future development that would be served by the reaches of the Met Council 7020 Interceptor upstream of manhole MH 12. That includes planned high density residential development south of St. Bonifacius.

Advisory Comments

The Metropolitan Council will be conducting investigations of that portion of the regional sewer system to better understand future limitations. Council staff advise that future development could necessitate revision of the City's sanitary sewer plan.

Transportation

Reviewer: Joe Widing, Metropolitan Transportation Services (MTS) (651-602-1822)

The proposed amendment conforms to the 2040 Transportation Policy Plan (TPP) and the 2050 TPP. The amendment proposes to reguide 67.8 acres from Permanent Agriculture to Residential Low-Medium to support 233 units of single-family homes and townhomes.

Roadways

An additional 233 units has potential to generate around 1,000 to 2,000 more trips per day than the existing use. The concept plan indicates that the project would access Highway 7 from an existing unimproved road. This road and intersection with Highway 7 would need to be improved to support this development.

Pedestrian and Bicycle

There are no regional networks identified near the subject site. The concept plan does not show specific facilities proposed for the development.

Advisory Comments

Metro Council staff advise the city or developer to provide sidewalks throughout the development to facilitate non-motorized travel.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments are detailed below.

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The City offers that the amendment does not affect the communitywide forecast. Council staff agree. The amendment increases the housing capacity citywide and also at the subject site. At the subject site, 233 new housing units are proposed in a concept plan.

Table 1. Metropolitan Council Minnetrista Forecasts

Category	Census 2020	Current Approved Forecasts		
		2030	2040	2050
Population	8,262	10,200	11,300	12,500
Households	2,765	3,410	3,800	4,200
Employment	654	940	1,140	1,380

Advisory Comments

The subject development along with other known, proposed developments will advance

Minnetrissa beyond 3,800 households (Met Council’s forecast for 2040). Met Council staff advise a discussion in order to align forecast expectations for the 2050 planning cycle.

Land Use

Reviewer: Shawn James, CD – Local Planning Assistance (651-602-1233)

The amendment is consistent with regional policy for land use. The amendment proposes to reguide 67.8 acres from Permanent Agriculture to Residential Low-Medium at 9400 Highway 7 (Figure 3). Additionally, the amendment proposes to change the density range of the Residential Low land use from 1.15-4 units per acre to 2-3.5 units per acre and to reinstate the Residential Low-Medium land use from its 2030 plan with a density range of 3.5-6 units per acre (previously 3-5 units per acre).

In Thrive 2040, the community designation of the amendment site is Agricultural. In Imagine 2050, the community designation of the amendment site is Diversified Rural. The proposed amendment necessitates a community designation change of the amendment site to Suburban Edge under Imagine 2050. The community designation change facilitates the expansion of the MUSA to accommodate the proposed development of single-family and townhomes for approximately 233 new housing units as proposed in a concept plan.

With this amendment, the City’s overall net residential density increases from 3.4 to 3.9. As shown in Table 2, the proposed amendment brings the City’s net residential density into consistency with the Imagine 2050 expectation for the Suburban Edge community designation, which is a minimum of 3.5 units per acre.

Table 2. Planned Residential Density, City of Minnetrista

Category	2018-2040 Change				
	Min	Density Max	Net Acres	Min Units	Max Units
Residential Low	<u>2</u>	<u>3.5</u>	219.7	<u>439</u>	<u>769</u>
Residential Low-Medium	<u>3.5</u>	<u>6</u>	<u>62.8</u>	<u>220</u>	<u>377</u>
Residential Medium	6	12	43.1	259	517
Residential High	12	60	44.0	528	1,320
TOTALS			<u>369.6</u>	<u>1,446</u>	<u>2,983</u>
			Overall Density	<u>3.9</u>	<u>8.1</u>

Advisory Comments

This amendment increases the City’s overall net residential density from 3.4 to 3.9, which is consistent with Imagine 2050 Land Use policy. Please note that in Imagine 2050 the subject area of the City has a community designation of Suburban Edge, which requires a minimum net residential density of 3.5 units per acre. Council staff encourage the City to continue planning to meet or exceed the Imagine 2050 minimum density and evaluate areas for higher density residential uses that continue to meet the City’s Imagine 2050 community designation’s net residential density requirement.

Housing

Reviewer: Olivia Boerschinger, CD – Housing (651-602-1327)

The proposed amendment is consistent with the Council’s Housing Policy Plan. The City’s share of the region’s affordable housing need from 2021-2030 is 318 units. The proposed amendment adds acres to the MUSA, anticipated for development in the current decade. However, the land uses of the proposed addition do not impact the City’s inventory of land-guided to support the development of low- and moderate-income housing.

The proposed amendment continues to allow the City to implement the housing element of their 2040 Plan and to address their share of the region’s affordable housing need for 2021-2030. As of this amendment, the Plan will be guiding approximately 34 acres of higher density residential land such that at least 354 units could be built. Minnetrista is not a current participant in the Livable



Communities Act program.

Water Resources

Reviewer: Lila Franklin, ES – Water Supply (651-602-1179) and Maureen Hoffman, ES – Surface Water (651-602-8026)

The proposed amendment is consistent with the 2040 WRPP and the 2050 WPP for water supply and sustainable water resources.

Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

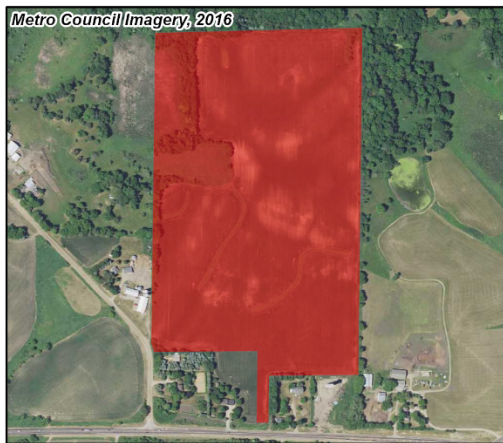
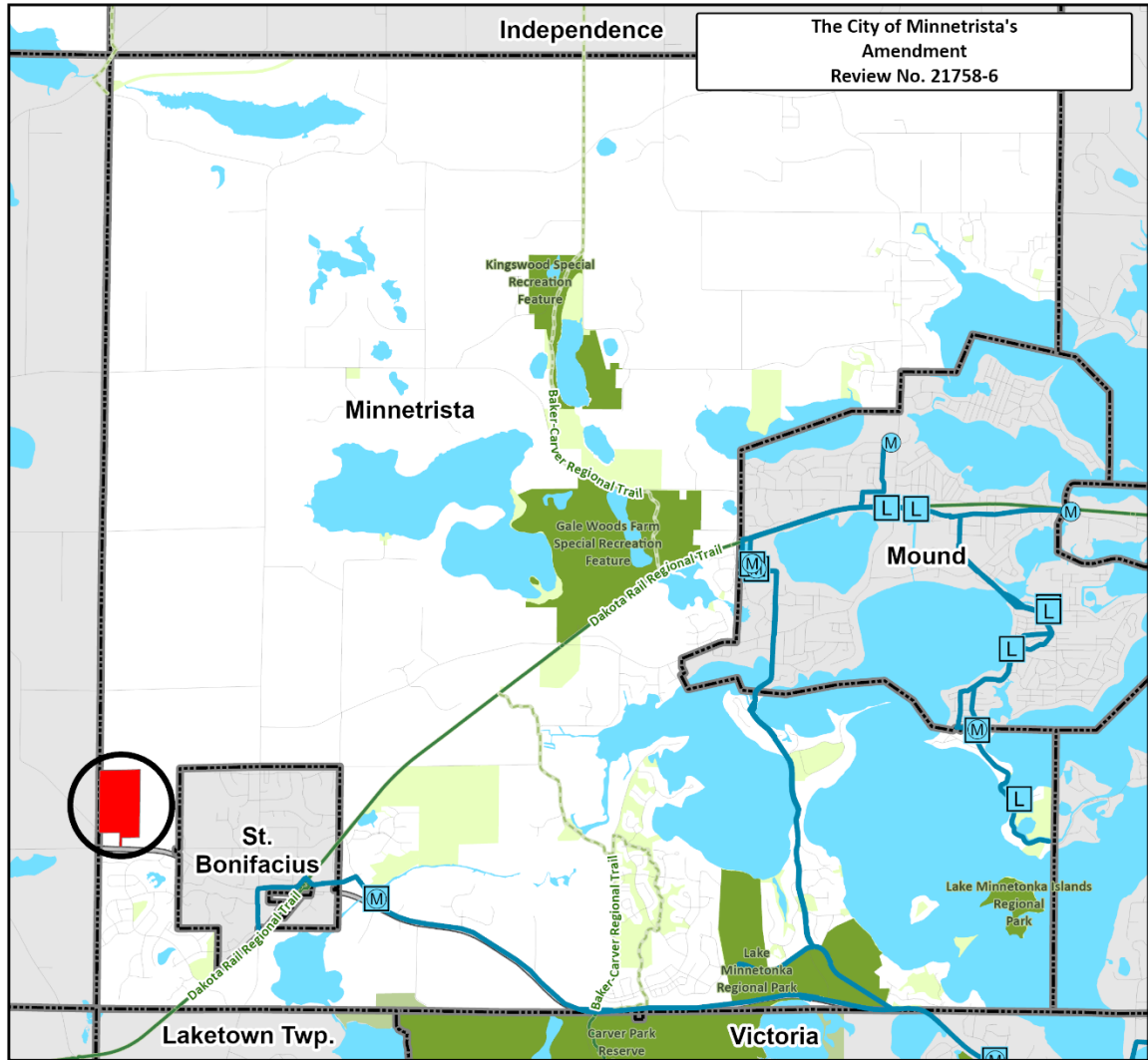
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2a: Location Map Showing Current Imagine 2050 Community Designations
- Figure 2b: Location Map Showing Proposed Imagine 2050 Community Designations
- Figure 3a: Current Land Use Guiding
- Figure 3b: Proposed Land Use Guiding



Figure 1. Location Map Showing Regional Systems



Regional Systems

Regional Transitways

- Existing
- - - Planned Current Revenue Scenario
- - - Potential Increased Revenue Scenario

Wastewater Treatment

- M Meters
- L Lift Stations
- WTP MCES Treatment Plants

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Road Centerlines

Regional Parks

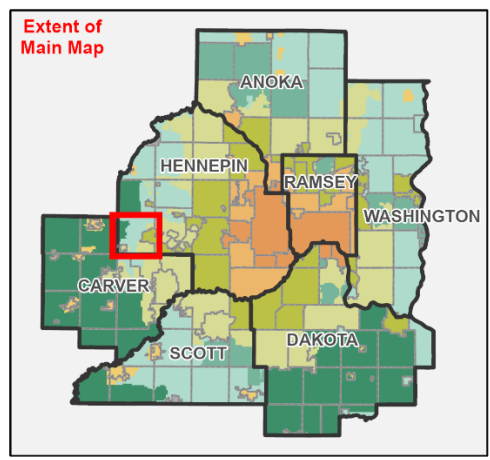
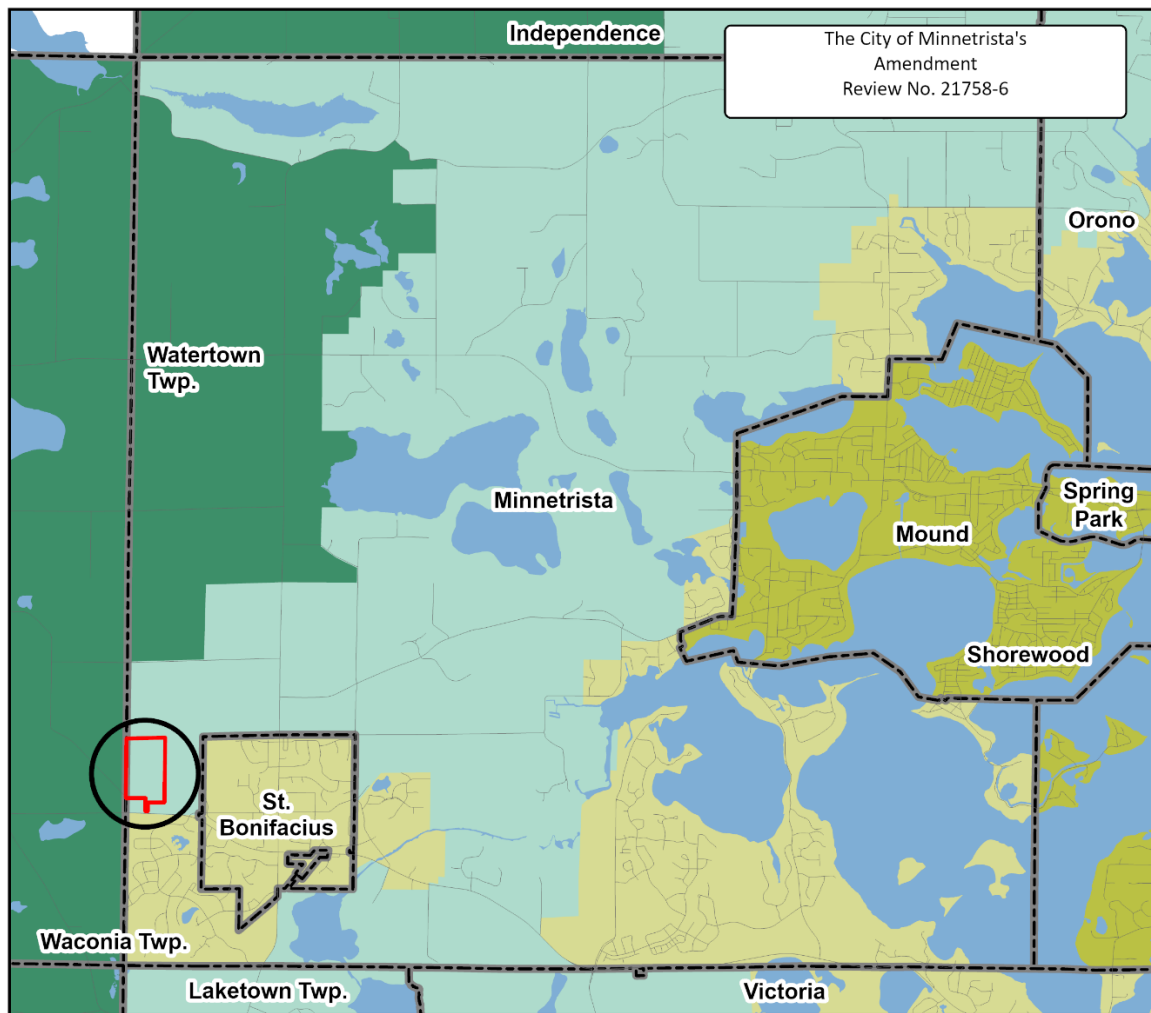
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Other Parks, Preserves, Refuges and Natural Areas

Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned Regional Trails
- Regional Trail Search Corridors



Figure 2a. Location Map Showing Current Imagine 2050 Community Designations

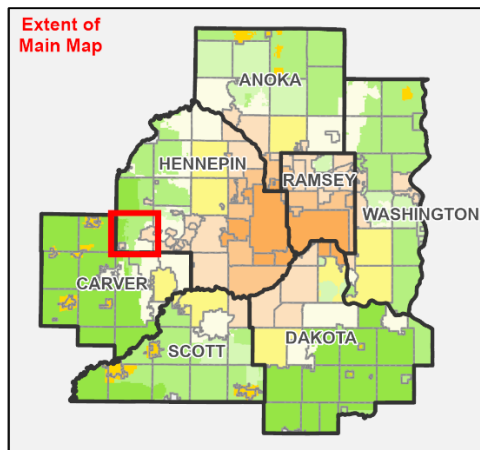
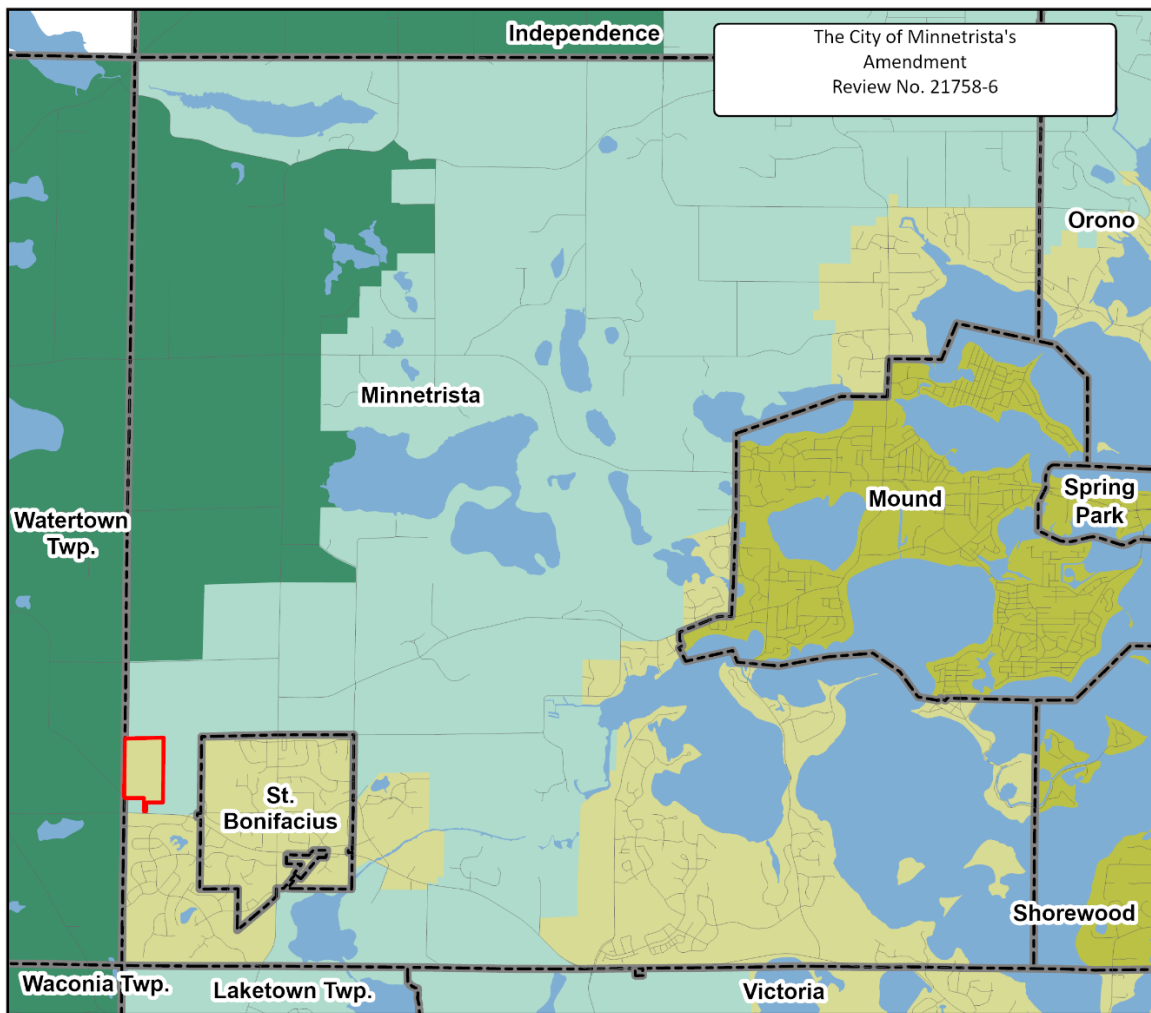


Imagine 2050 Community Designations

- Urban
- Urban Edge
- Suburban
- Suburban Edge
- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non-Council Community



Figure 2b. Location Map Showing Proposed Imagine 2050 Community Designations

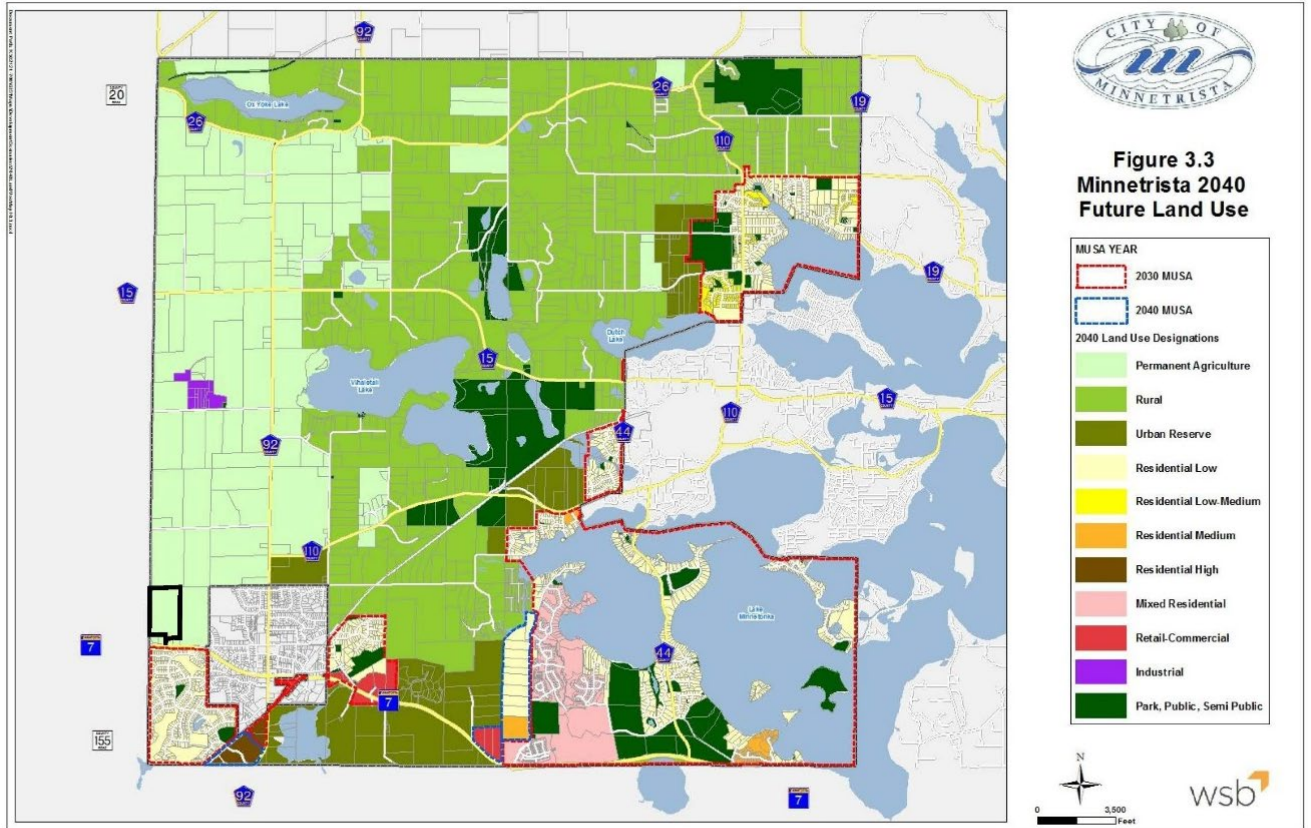


Imagine 2050 Community Designations

- Urban
- Urban Edge
- Suburban
- Suburban Edge
- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non-Council Community



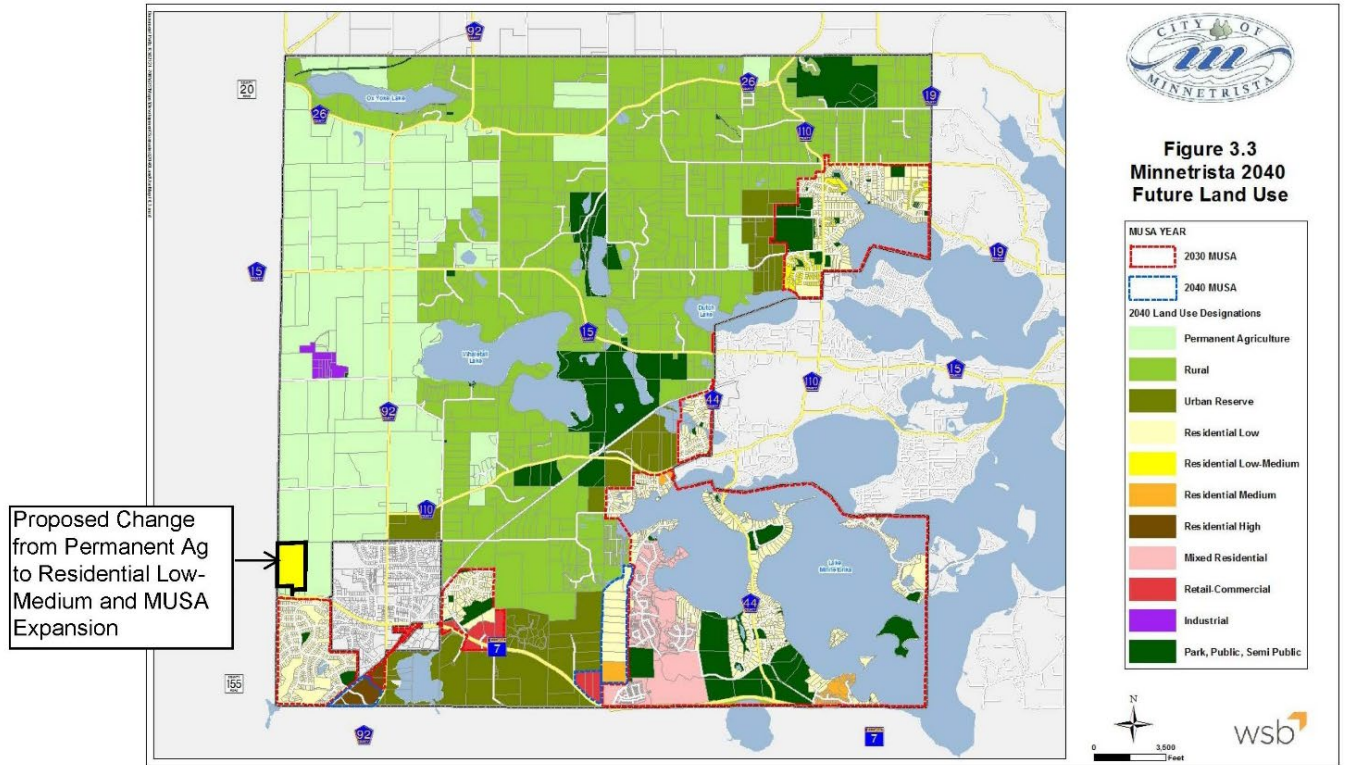
Metropolitan Council



2040 Comprehensive Plan 3-10



Metropolitan Council



2040 Comprehensive Plan 3-10

