

Minutes

Community Development Committee



Meeting date: October 19, 2026

Time: 4:00 PM

Location: 390 Robert Street

Members present:

- | | | |
|--|---|--|
| ☐ Chair, Robert Lillgren, D6 | ☐ Diego Morales, District 9 | ☒ Victor Obisakin, District 15 |
| ☒ Vice Chair, Toni Carter, D14 | ☐ Peter Lindstrom, District 10 | ☒ Wendy Wulff, District 16 |
| ☒ Reva Chamblis, District 2 | ☒ Chai Lee, District 13 | ☒ = present, E = excused |
| ☐ 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 Vice Chair, Toni Carter called the regular meeting of the Community Development Committee to order at 4:05 p.m.

Dakota Land, Water, and People Acknowledgment

The Dakota Land, Water, and People Acknowledgment was read by Council Member Vice Chair, Toni Carter.

Agenda approved

Council members did not have any comments or changes to the agenda.

Approval of minutes

It was moved by Wulff, seconded by Chamblis to approve the minutes of the September 21, 2026, regular meeting of the Community Development Committee. **Motion carried.**

Consent business

Consent Business Adopted (Items 1-2)

1. **2026-173:** City of Chaska Big Woods Business Park Phase 1 Comprehensive Plan Amendment, Review File 21937-3 (MacKenzie Young Walters, 651-602-1373)

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

1. Authorize the City of Chaska to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Revise the Imagine 2050 Community Designation from Agricultural to Suburban Edge for the amendment site as shown in Figure 2 in the Review Record.

Table 2. Planned Residential Density, City of Chaska

Category	2018-2040 Change				
	Density		Net Acres	Min Units	
	Min	Max			Max Units
Conservation Residential	.2	1	6	1	6
Low Density Residential	2	5	473.8	948	3,369
Medium Density Residential	6	11	40.4	242	444
High Density Residential	12	40	31.7	380	1,268
Mixed Residential*	3	40	141.3	424	5,652
Downtown Mixed Use**	12	40	8.4	101	336
TOTALS			701.6	2,096	
			Overall Density		2.99
Plat Monitoring Data			423.8	1,277	
Total Overall With Plat Monitoring				3.00	

*75% residential

**50% residential

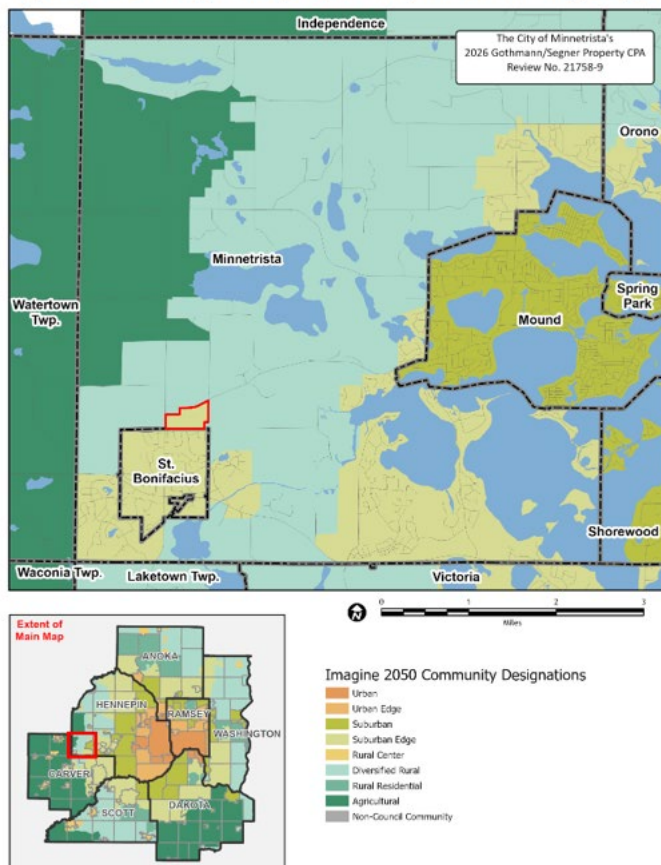
4. Advise the City to implement the advisory comments in the Review Record for Regional Parks and Land Use.

2. 2026-184: City of Minnetrista Gothmann/Segner Property Comprehensive Plan Amendment, Review File 21758-9 (Shawn James, 651-602-1233)

That the Metropolitan Council adopt the attached 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's forecasts.
3. Revise the Imagine 2050 community designation from Diversified Rural to Suburban Edge for the amendment site as shown in Figure 3 in the Review Record.

Figure 3b. Location Map Showing Proposed Imagine 2050 Community Designation



4. Advise the City to implement the advisory comments in the Review Record for

Transportation, Forecasts, Land Use, and Water Resources.
It was moved by Wulff, seconded by Lee.

Motion carried.

Non-consent business – Reports of standing committees

1. None.

Information

1. Discussion of Payment Standards for Metro HRA Rent Assistance Programs (Terri Smith, 651-602-1187 and Caitlin Hamrock, 651-602-1041)
Payment Standards for its Housing Choice Voucher programs based on HUD's updated Fair Market Rents (FMRs). Since 2020, the Council has used Small Area FMRs (SAFMRs), which set rent limits by ZIP code rather than regionwide. This approach better reflects local market conditions, increases access to higher-opportunity areas, and improves leasing success. Metro HRA staff are reviewing the newly released SAFMRs, analyzing rental trends, and will present data and considerations to gather Committee feedback. That input will guide recommended Payment Standards for adoption at a future meeting.
2. Flexible Rural Development Standards Update (MacKenzie Young-Walters, 651-602-1373 and Freya Thamman, 651-602-1750)
The Council is updating its 2008 Flexible Residential Development Guidelines—now called the Flexible Rural Development Standards—after finding through plan reviews, GIS analysis, and extensive engagement that the original guidelines were inconsistently used, often misunderstood, and not effectively shaping rural development within the Long-Term Wastewater Service Area. The update aims to better align rural development with Imagine 2050 goals by clarifying eligibility, adding new comprehensive plan and monitoring requirements, and refining ordinance standards, especially around density, future urbanization, and wastewater system expectations. Communities reported financial challenges with reserving 75% of land for future development, limited use of cluster developments, and concerns about communal septic systems. The Council will continue stakeholder engagement, refine the Standards, and anticipate adoption in December 2026.

Adjournment

Business completed; the meeting adjourned at 5:49 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 October 19, 2026.

Council contact:

Tissha Gant, Recording Secretary
Tissha.gant@metc.state.mn.us
651-728-8795