

Plat Monitoring Program Update

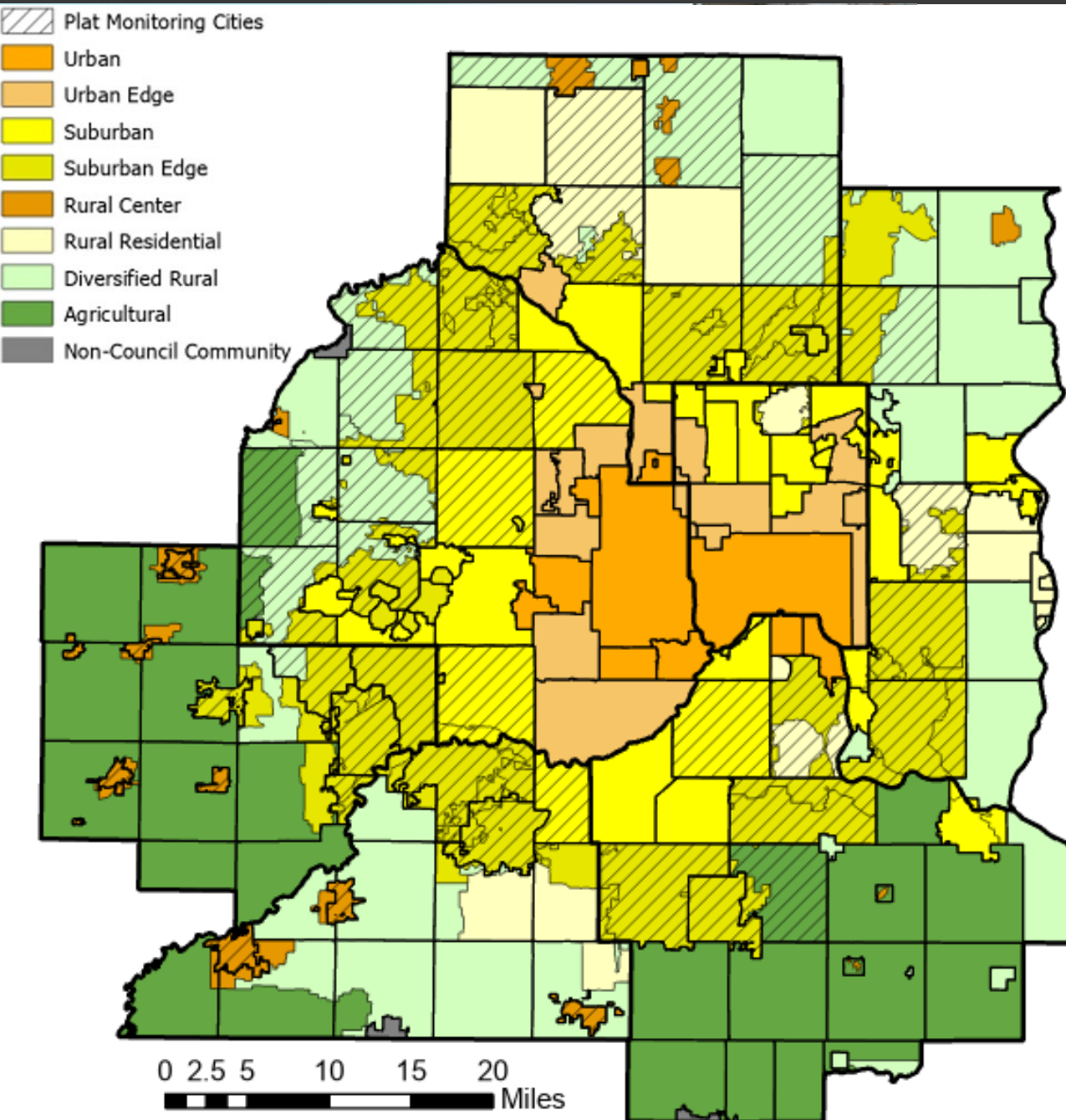
Imagine 2050 Update

MacKenzie Young-Walters, Senior Planner

November 20, 2025



Background



- Program started in 2001 to:
 - Measure Council policy success
 - Track sewer residential developments
 - Assess the availability of land supply
 - Monitor overall net density of development
- Imagine 2050 Update
 - Ensure program remains relevant.
 - Respond to cities requesting additional flexibility.
 - Examines altering the look-back period.
- Since September 18th LUAC Meeting
 - Information Item: Nov 3rd CDC Meeting
 - Focus Group meet Nov 12th.
 - Updated analysis to include 2024 data

Alternatives



Lookback Scenarios

- **2005 Scenario**
2005 to 2024, 20-year rolling dataset
- **2010 Scenario**
2010 to 2024, previous decade plus current
- **2015 Scenario**
2015 to 2024, 10-year rolling dataset
- **2019 Scenario**
2019 to 2024, approximately Thrive 2040
- **10 Plat Scenario**
10 most recent plats

Analysis

Cities platting under Imagine 2050 Density Requirements by Community Designation

Designation	Current	2005-2024	2010-2024	2015-2024	2019-2024	Last 10
Suburban (of 5)	3	3	2	2	1	1
Suburban Edge (of 29)	11	12	10	10	9	9
Rural Centers (of 11)	5	5	5	5	4	5
Total (of 45)	19	20	17	17	14	15

Cities with less than 10 Plats

Current	2005-2024	2010-2024	2015-2024	2019-2024	Last 10
12	12	13	13	16	12

Analysis

Variance between 2023 and 2024 Average Net Density

2023 to 2024 Change	Current	2004/2005	2010	2014/2015	2019	Last 10
Mean	.09	0.11	0.12	0.16	0.16	.27
Range	-.27 to 1.6	-.4 to 1.6	-.27 to 1.6	-1.02 to 1.86	-2.16 to 2.9	-5.96 to 8
Largest Change	1.6	1.6	1.6	1.86	2.9	8

Evaluation



High level takeaways

- 2005 and 2010 Scenarios do not remove enough plats from most cities.
- 10 Plats Scenario leads to too much turnover for high-activity cities.
- 2015 and 2019 Scenarios both have desired impact on the program and good data sets for high activity cities but create limited data sets for lower activity cities.
- 2019 Scenario leaves 16 participants with less than 10 plats.
- 2015 Scenario aligns 10 years of plat data with 10 years of future land use for determining policy compliance by planning decade.
- Need to consider what scenario impact may be 5, 10, 20 years in the future.

Recommendation: 2015 Scenario with minimum of 10 Plats

Pros

- About 2x as many cities gain density as lose it.
- Provides safeguard for lower activity cities.
- Minimizes occurrence of static or volatile numbers.
- Easy to explain/administer (every year oldest data is replaced by most recent years data).
- Matches 10 years of plat data with decade of future land use data for determining consistency.
- 28 of 45 cities could potentially use Plat Monitoring data for Imagine 2050 policy consistency.

Cons

- 2019 scenario benefits more cities.
- Does not align with comprehensive planning cycle

Feedback

LUAC

- Indicated support for scenarios that benefitted the greatest number of cities while maintaining a robust dataset.
- Requested information on the impact of the various scenarios on each individual city. (This information is provided as an attachment to the staff report.)

CDC

- Generally expressed support for the recommendation.
- One member expressed asked if there was a system in place to provide credit for cities that had met the Thrive MSP Density Policy but did not meet the Imagine 2050 Density Policy. (This analysis had previously been completed and not recommended.)

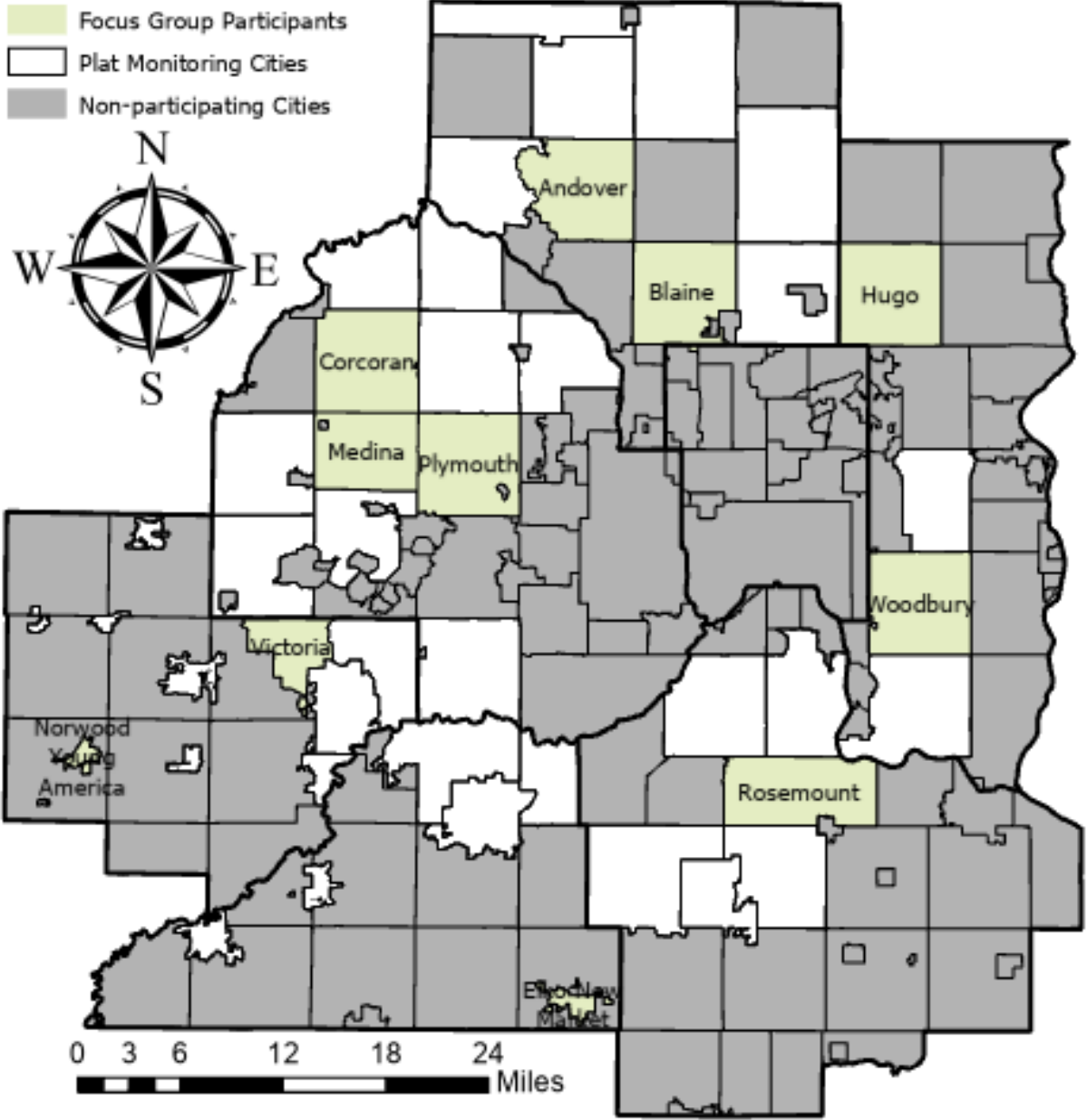
Focus Group (held on November 12th)

- Generally expressed support/comfort with the recommendation. No major concerns raised.
- Some participants expressed desire to have individual meeting to learn more about how the change would impact their city.

Feedback

Focus Group Members

- Andover
- Blaine
- Corcoran
- Elko New Market
- Hugo
- Medina
- Norwood Young-America
- Plymouth
- Rosemount
- Victoria
- Woodbury



Proposed Action



Motion:

The Land Use Advisory Committee (LUAC) forwards these recommendations to the Community Development Committee (CDC) for their consideration:

1. For cities enrolled in the Plat Monitoring Program, the Met Council will calculate net residential density by combining the average net density of the city's last 10 years of actual platting or the average net density of the city's last 10 plats, if fewer than 10 plats have been recorded in the last 10 years, and the lowest allowable density on the land identified to support forecasted growth for the relevant staging period. Cities may elect not to have their plat monitoring program data included in the calculations.
2. Eligibility for the Plat Monitoring Program should be restricted to cities with the Suburban Edge and Rural Center community designations.



MacKenzie Young-Walters

Senior Planner, Local Planning Assistance
(651) 602-1373

MacKenzie.Young-Walters@metc.state.mn.us

