

Minutes

Land Use Advisory Committee



Meeting date: September 18, 2025

Time: 4:00 PM

Location: 390 Robert Street

Members present:

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| ☒ Chair, Diego Morales, District 9 | ☒ Robert Glisky, District 6 | ☒ William Droste, District 12 |
| ☒ Tom McKee, District 1 | ☒ Gunnar Carlson, District 7 | ☒ Mai Chong Xiong, District 13 |
| ☒ Lona Doolan, District 2 | ☒ Noah Keller, District 8 | ☒ Heather Worthington, District 14 |
| ☐ Vacant, District 3 | ☐ Beketa Jilo, District 9 | ☒ Christos Jensen, District 15 |
| ☐ Gerald Bruner, District 4 Carver | ☒ Dan Roe, District 10 | ☐ Daniel Wolter, District 16 |
| ☐ Kathi Mocol, District 4 Scott | ☒ Kirsten Libby, District 11 | ☐ = Present |
| ☒ Sean Hayford Oleary, District 5 | | |

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 Morales called the regular meeting of the Land Use Advisory Committee to order at 4:03 p.m.

Dakota Land, Water, and People Acknowledgment

The Dakota Land, Water, and People Acknowledgment was noted by Chair Morales.

Agenda approved

Committee Members did not have any comments or changes to the agenda. The agenda was accepted.

Approval of minutes

It was moved by McKee, seconded by Droste to approve the minutes of July 17, 2025, regular meeting of the Land Use Advisory Committee. **Motion carried.**

Business

1. Small Communities Planning Program and 2050 Planning Assistance Grant Eligibility Criteria Recommendations (Merritt Clapp-Smith, Senior Planner, 651-602-1567, and Angela R. Torres,

Senior Manager, 651-602-1566)

Clapp-Smith gave a presentation on the Small Communities Planning Program and 2050 Planning Assistance Grant Eligibility Criteria recommendations as outlined in the materials provided.

McKee asked if the adjusted net tax capacity is public data? Clapp-Smith stated she can provide a link but noted that it is on the Minnesota Department of Revenue's website.

It was moved by Worthington and seconded by Droste that after extensive analysis and discussion throughout 2025, the Land Use Advisory Committee (LUAC) forwards these recommendations to the Community Development Committee (CDC) for their consideration:

1. To be eligible for the new 2050 Small Communities Planning Program, a community must meet one of the following three criteria:
 - a. Current population (2024) is under 500 AND adjusted net tax capacity per capita (2024) is less than or equal to 175% of metro median net tax capacity per capita.
OR
 - b. Current population (2024) is between 500 to 999 AND adjusted net tax capacity per capita (2024) is less than or equal to 150% of metro median net tax capacity per capita.
OR
 - c. Current population (2024) is between 1,000 and 2,500 AND adjusted net tax capacity per capita (2024) is less than or equal to 125% of metro median net tax capacity per capita.
2. To be eligible for the 2050 Planning Assistance Grant Program, a community must meet one of the following three criteria:
 - a. Current population (2024) is between 2,500 to 14,999 AND adjusted net tax capacity per capita (2024) is less than or equal to 125% of metro median net tax capacity per capita.
OR
 - b. Current population (2024) is between 15,000 to 35,000 AND adjusted net tax capacity (2024) per capita is less than or equal to 100% of metro median net tax capacity per capita.
OR
 - c. County with land use planning authority for townships within their jurisdiction OR a consortium of 5 or more Dakota County communities in the Rural Service Area working collaboratively on their comprehensive plan updates.

The motion carried.

Information

1. Greenhouse Gas Emissions Reduction Tool Demonstration (Peter Wilfahrt, Principal Researcher, 651-602-1066)

Wilfahrt gave a live presentation of the Greenhouse Gas Emission Reduction tool.

Jensen asked about per capita reduction. Wilfahrt responded they're looking to add this information, but the reduction is due to decarbonization of the electrical grid.

Hayford-Oleary asked where the data comes from. Wilfahrt responded from the Federal, State, Met Council and there is also modeling being done. He noted a methodology page will be added.

Doolan asked where utility data comes from. Wilfahrt stated it is from city, townships and modeling.

Doolan asked how much scenario-based modeling is being done? He discussed DHL data and stated she is very interested in this data. She also asked if staff are available as a resource. Wilfahrt responded yes and stated they are hoping this tool will be helpful for cities. He noted it will be rolled out in early 2026.



Droste discussed incineration data for waste and not knowing the future out to 2050 of how this will be handled. Wilfahrt noted this is a good point and will investigate it further.

2. Plat Monitoring Program Update: Exploring Alternative Lookback Periods (MacKenzie Young-Walters, Senior Planner, 651-602-1373)

Young-Walters gave an update on the Plat Monitoring Program: Exploring Alternative Lookback Periods as outlined in the materials provided.

Morales asked, are there certain cities that don't have future growth expectation that don't participate. Young-Walters explained they don't participate if they are fully developed.

The group discussed examples and how density credits benefit cities and balancing development.

Roe discussed benefits to the system overall looking at low to high density being more gradual.

3. Small Communities Planning Program and 2050 Planning Assistance Grant Program: Award and Funding Distribution Priorities (Merritt Clapp-Smith, Senior Planner, 651-602-1567, and Angela R. Torres, Senior Manager, 651-602-1566)

Torres discussed funding considerations for small communities planning program and 2050 Planning Assistance Grant Program: Award and Funding Distribution Priorities as outlined in the materials provided.

Torres opened for questions. The group discussed clarification questions then discussed different scenarios and clarified what's included in each.

Torres asked for a consensus on a preferred 2050 Planning Assistance Grant funding scenario? The Committee agreed on Scenario C as described in the presentation provided.

Announcements/Reminders

None.

Adjournment

Business completed; the meeting adjourned at 6:04 p.m.

Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Land Use Advisory Committee meeting of September 18, 2025.

Approved this 20th day of November 2025.

Council contact:

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