

# Committee Report

Community Development Committee



**Committee meeting date:** July 20, 2026

**For the Metropolitan Council:** July 22, 2026

## Business Item: 2026- 123 SW

Eureka Township Commercial Area Comprehensive Plan Amendment, Review File 21834-2

### Proposed action

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

1. Authorize Eureka Township to place its comprehensive plan amendment into effect.
2. Revise the Township's forecasts for employment upward as described in Table 1 of the Review Record.
3. Advise the Township implement the advisory comments in the Review Record for forecasts and surface water supply.

### Summary of Community Development Committee discussion/questions

Planning Analyst Patrick Boylan presented the staff's report to the Committee. No representatives from Eureka Township were in attendance. The Community Development Committee unanimously recommended approval of the proposed action with no questions or discussion at its meeting on July 20, 2026.

*This report has been corrected to replace the map on Figure 3 with the correct map.*

# Business Item

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## **Business Item: 2026-123 SW**

Eureka Township Commercial Area Comprehensive Plan Amendment, Review File 21834-2

|                                  |                                                                                                    |
|----------------------------------|----------------------------------------------------------------------------------------------------|
| <b>District(s), Member(s):</b>   | District 16, Wendy Wulff                                                                           |
| <b>Policy/Legal Reference:</b>   | Metropolitan Land Planning Act (Minn. Stat. § 473.175)                                             |
| <b>Staff Prepared/Presented:</b> | Patrick Boylan, Planning Analyst (651-602-1438)<br>Angela R. Torres, Senior Manager (651-602-1566) |
| <b>Division/Department:</b>      | Community Development / Regional Planning                                                          |

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### **Background**

The Township submitted the Commercial Area comprehensive plan amendment on September 19, 2025, and was found incomplete on October 9, 2025, for Aviation, Forecasts, and Land Use. Supplemental information was provided on June 17, 2026, and the Council found the amendment complete for review on July 9, 2026. The amendment proposes to re-guide 1,406 acres of land from "Agricultural" future land use to "Agricultural - Commercial" land use, and 168 acres of "Agricultural" to "Airport." This is generally located in the northern portion of the Township, as well as in its center. The amendment will also increase employment forecasted growth for the community. This is the Township's first 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.

### **Thrive Lens 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 Council is reviewing this item under *Imagine 2050* and Thrive MSP 2040. 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, serve to achieve regional goals.

***Funding***  
None.



# REVIEW RECORD

## Eureka Township

### Commercial Area Comprehensive Plan Amendment

Review File No. 21834-2, Business Item No. 2026-123

## BACKGROUND

Eureka Township (Township) is located in southwestern Dakota County, bordered by Lakeville and Farmington to the north, New Market Township to the west, Greenvale Township to the south, Waterford Township to the southeast, and Castle Rock Township to the east.

*Imagine 2050* designates Eureka Township with an “Agricultural” community designation. The Council forecasts that, from 2030 to 2050, the Township will grow from 1,400 to 1,520 in population, and from 540 to 610 in households. The Council also forecasts that, between 2030 and 2050, the Township’s employment will increase from 254 to 315 jobs.

The Metropolitan Council reviewed the Eureka Township 2040 Comprehensive Plan ([Business Item 2018-72](#), Review File No. 21834-1) on March 28, 2018. This is the first 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 *Imagine 2050* and *Thrive MSP 2040*.

## REQUEST SUMMARY

The amendment proposes to revise the local comprehensive plan to re-guide 1,574 total acres which includes 1,406 acres of “Agricultural” to “Agricultural-Commercial” and 168 acres of “Agricultural” to “Airport.” The purpose of the amendment is to split the Township into two districts: one where Commercial, Agricultural, and Residential uses are permitted, and another where just Agricultural and Residential uses are allowed. The amendment area is generally located in the northern portion of the Township, as well as in its center. The amendment will also increase employment forecasted growth for the community.

## 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 March 28, 2018 ([Business Item 2018-72](#), Review File No. 21834-1).

## 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*. The comprehensive plan acknowledges the regional parks system facilities. There is one unit of the Regional Parks and Trails System in the vicinity of the proposal to split the township into two districts; one where rural Commercial-Industrial, Agricultural, and Residential uses are permitted; and the other where just Agricultural and Residential uses are permitted. The planned Lake Marion Greenway Regional Trail is approximately 0.2-mile north of the township's northern border, in Farmington. Lake Marion Greenway has a 2013 Met Council-approved long-range plan. Dakota County is the Regional Park Implementing Agency.

The proposal to split the township into two districts will not impact Lake Marion Greenway or the Regional Parks and Trails System more broadly (see Figure 1).

#### Wastewater Service

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

The amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. The Council's wastewater System Plan does not reflect regional service to the township within the 20-year planning horizon (2050), and therefore development within the township, on septic systems, does not represent an impact to the Metropolitan Disposal System.

#### Transportation

*Reviewer: Joseph Widing, Metropolitan Transportation Services (MTS) (651-602-1822)/*

The proposed amendment conforms to the 2050 Transportation Policy Plan (TPP). The amendment accurately responds to and does not impact the regional systems identified in the TPP. Supplemental information received correctly identifies all land owned by Metropolitan Airports Commission (MAC) for airport safety areas as "Airport" which is consistent with minimum requirements transportation that requires this land to remain undeveloped.

### 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 amendment is consistent with regional policy for forecast content. The Township and Council staff have discussed employment associated with commercial-industrial land, particularly to the south of Lakeville's industrial district. The Township and Council staff have agreed to an adjusted employment forecast of 460 jobs in 2030 and 500 jobs in 2040, to be reflected in the Township Plan and Met Council's published forecast. Additionally, the Council will revise its 2050 forecast to 600 jobs in 2050. The Council will approve this forecast adjustment simultaneous with authorization of the Plan Amendment.

Table 1. Metropolitan Council Eureka Township Forecasts

| Category   | Census<br>2020 | Current Approved Forecast |       |       | Forecast Revision |            |            |
|------------|----------------|---------------------------|-------|-------|-------------------|------------|------------|
|            |                | 2030                      | 2040  | 2050  | 2030              | 2040       | 2050       |
| Population | 1,373          | 1,400                     | 1,440 | 1,520 | 1,400             | 1,440      | 1,520      |
| Households | 524            | 540                       | 570   | 610   | 540               | 570        | 610        |
| Employment | 230            | 254                       | 302   | 315   | 254               | <b>460</b> | <b>600</b> |

## Land Use

Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)

The proposed amendment is consistent with regional policy for land use. Both Thrive MSP 2040 and Imagine 2050 identify the Township as an Agricultural Community designation. The amendment proposes to revise the local comprehensive plan to re-guide 1,574 total acres which includes 1,406 acres of “Agricultural” to “Agricultural-Commercial” and 168 acres of “Agricultural” to “Airport” (Figures 3 and 4). The purpose of the amendment is to split the Township into two districts: one where Commercial, Agricultural, and Residential uses are permitted, and another where just Agricultural and Residential uses are allowed.

The Township allows limited commercial activity related and supportive of agricultural uses. Most communities acknowledge that nurseries are natural farm-supported retail activities. Like many other rural communities in the region, the Township wishes to identify land where this is allowed.

## Water Supply

Reviewer: John Clark, PhD, ES – Water Supply (651-602-1452)

The amendment is consistent with regional policy for water supply. Eureka Township does not have a public water supply system and therefore is not required to include a DNR approved Local Water Supply Plan as a part of their Comprehensive Plan Update. The proposed land use designation changes do not impact the community’s water supply related information.

Depending on the types and number of industries involved, site designs, and any water conservation practices that are put in place, future developments may have impacts on surrounding water supplies and recreational waters. Impacts would be more likely to occur and be significant during times of environmental stress such as a prolonged significant drought.

## Advisory Comments

We offer the following comments aimed at enhancing the sustainability and resilience of the community. The Township should consider how changes to land and water use may impact groundwater and surrounding ecosystems, including the Vermillion River and its tributaries. Evaluations should consider the benefits of ample high quality water for the community’s residents and economy. Additionally, the community should consider adding content to their adopted 2040 Plan on water quantity to the adverse impacts language in Section i. of the Commercial / Industrial land use policies in the Township’s Plan. Also, Council staff recommend including language that identifies well interferences as a potential impact of high volume and concentrated water intensive developments.

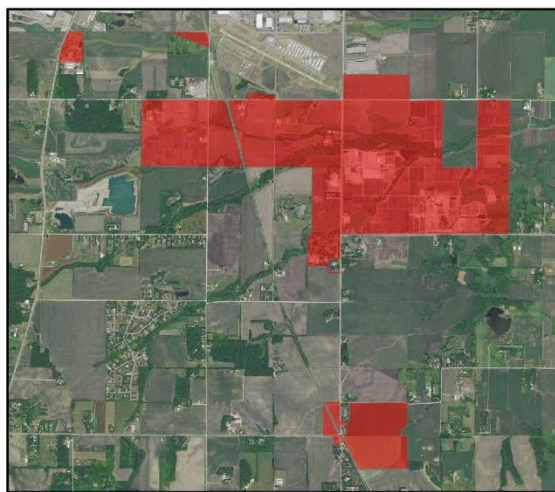
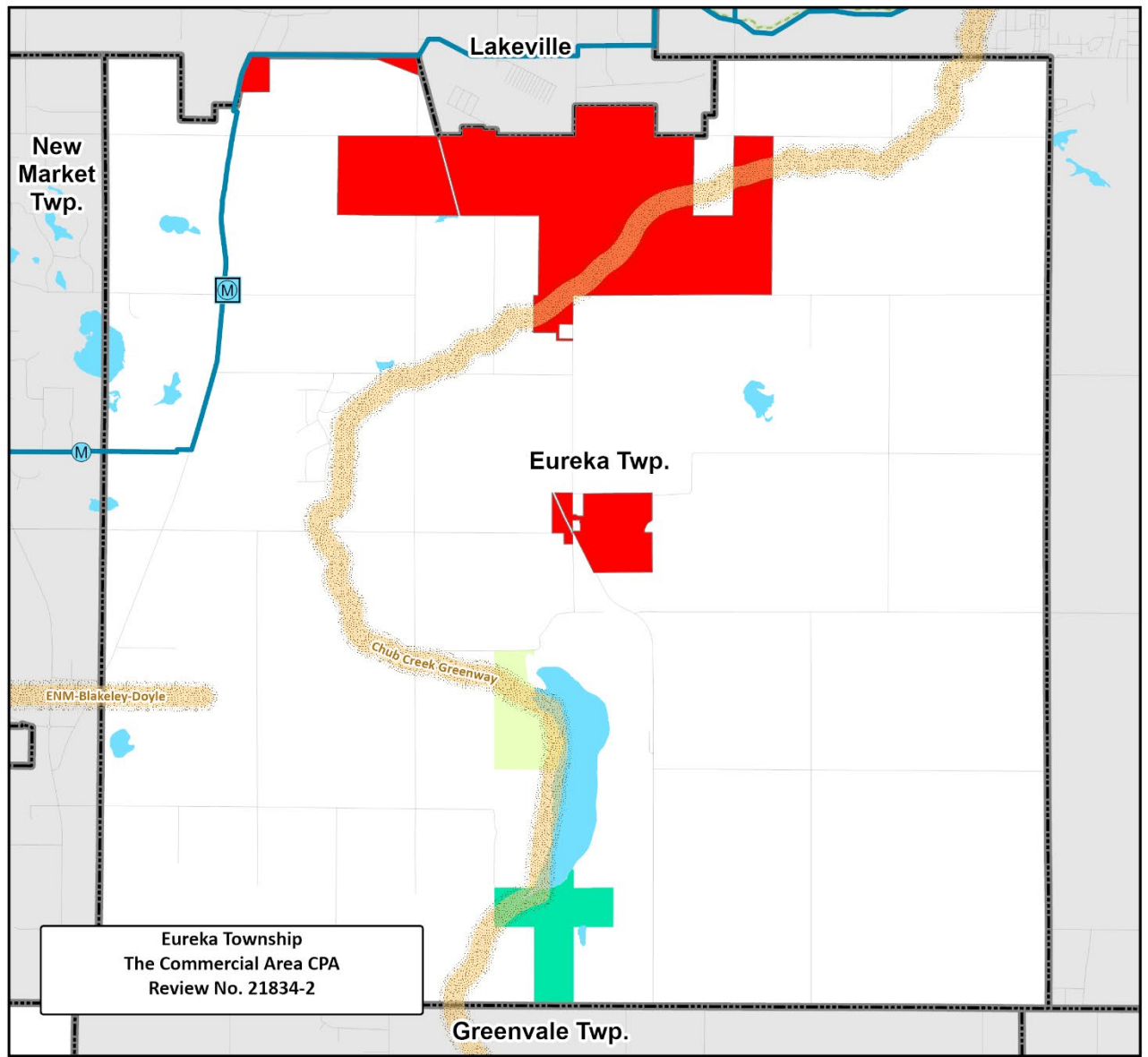
## Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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 2: Location Map Showing Community Designations
- Figure 3: Current Land Use Guiding
- Figure 4: 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

- Meters
- MCES Interceptors
- Lift Stations
- MCES Treatment Plants

##### Regional Highway System

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

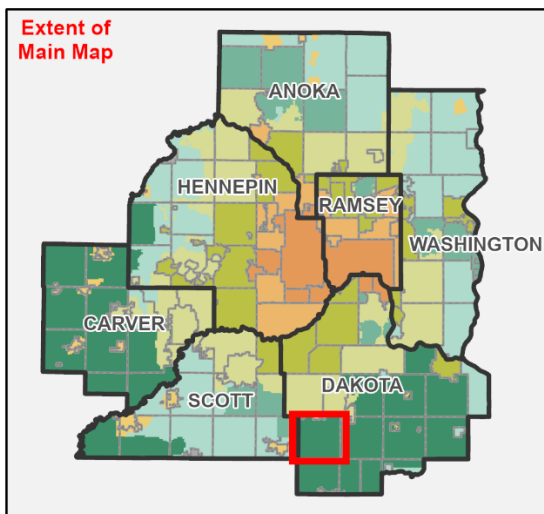
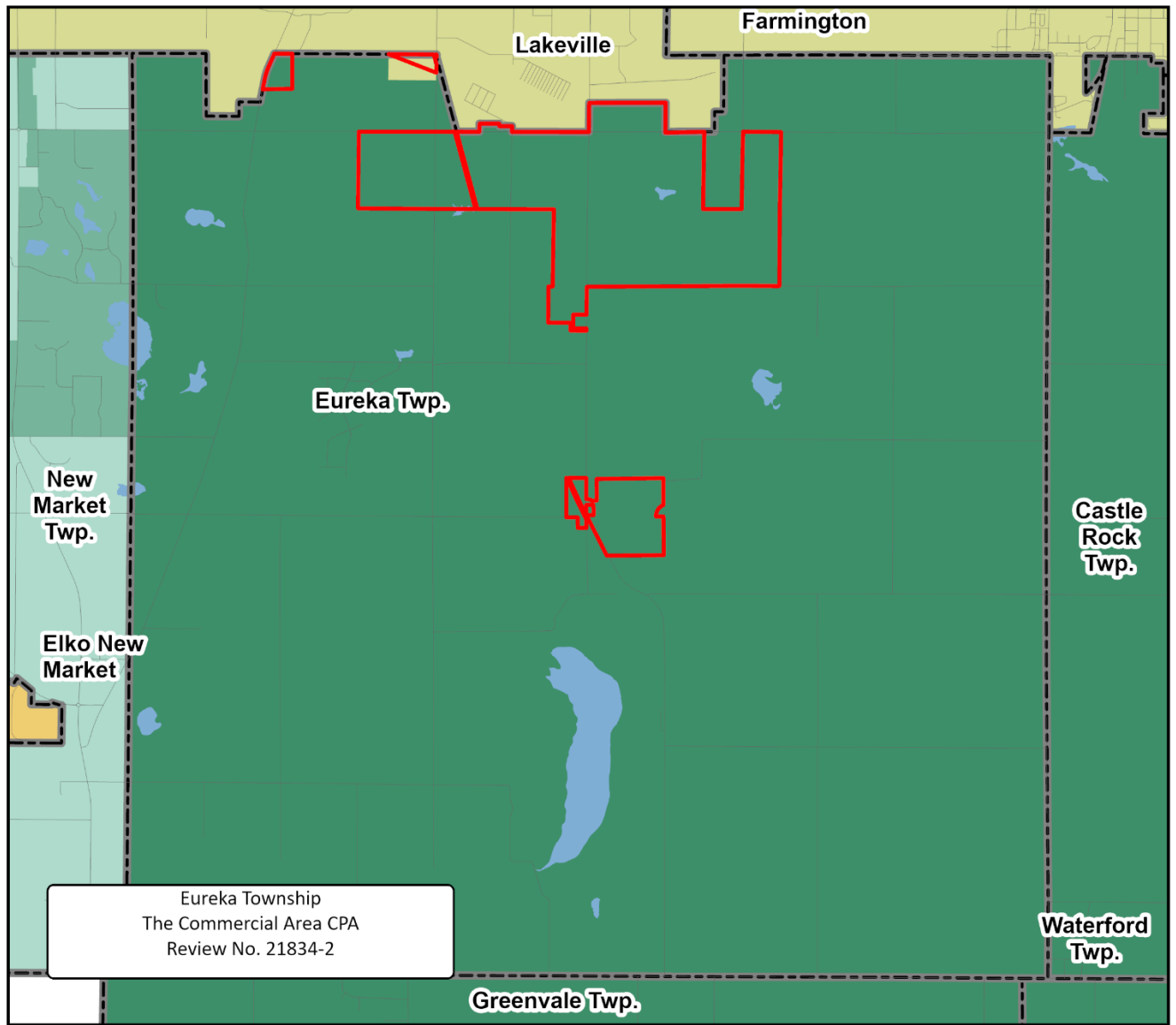
##### Regional Parks

- 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 2. Location Map Showing Community Designations



#### Imagine 2050 Community Designations

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



Figure 3. Current Land Use Guiding [Corrected]

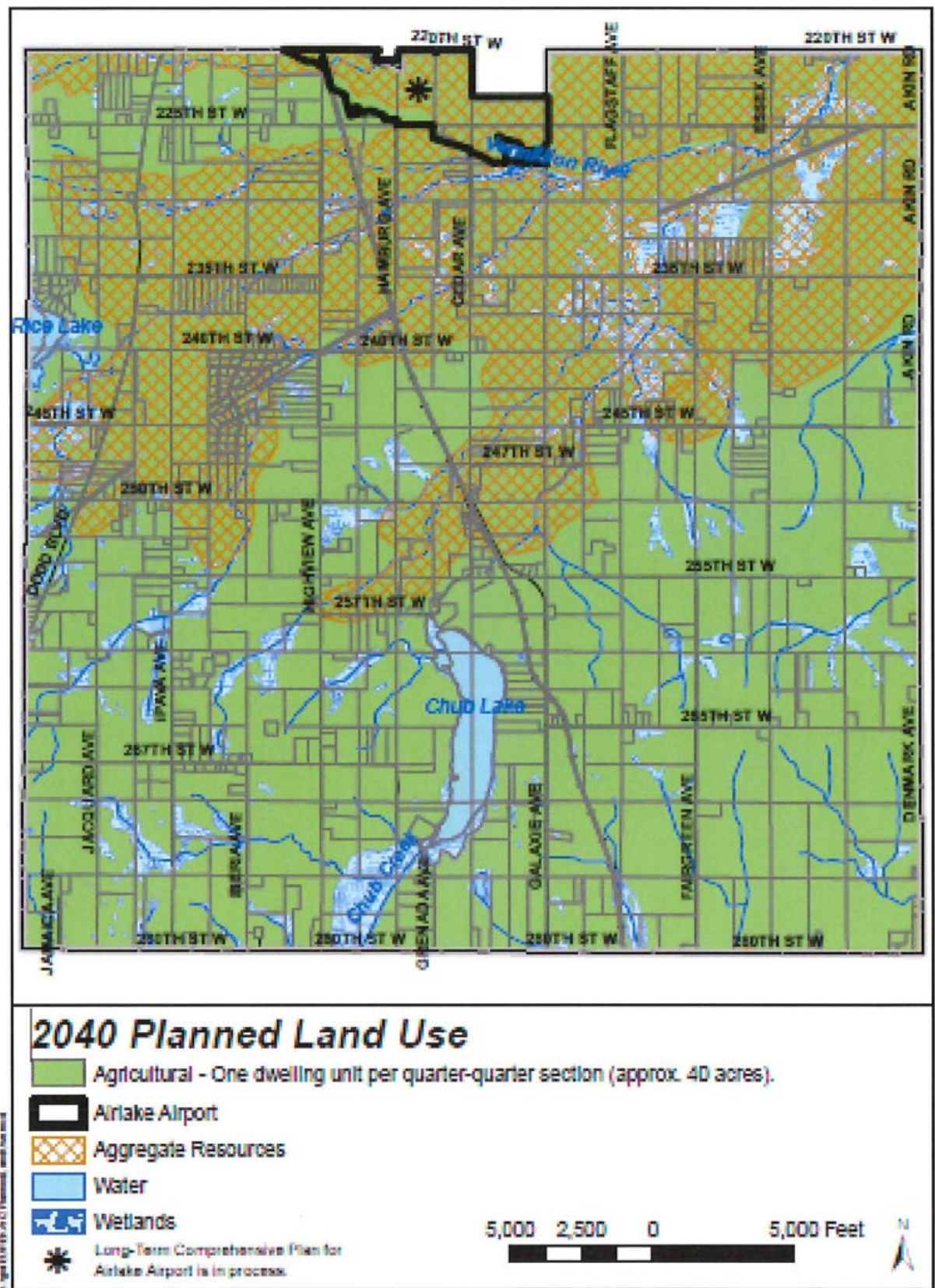


Figure 4. Proposed Land Use Guiding

