Committee Report

Community Development Committee

METROPOLITAN COUNCIL

Committee Meeting Date: October 19, 2026 **For the Metropolitan Council:** October 28, 2026

Business Item: 2026-184

City of Minnetrista Gothmann/Segner Property Comprehensive Plan Amendment, Review File 21758-9

Proposed Action

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.
4. Advise the City to implement the advisory comments in the Review Record for Transportation, Forecasts, Land Use, and Water Resources.

Summary of Community Development Committee Discussion/Questions

The Community Development Committee unanimously recommended approval of the proposed action as part of its consent agenda at its meeting on October 19, 2026.

Business Item

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Business Item 2026-184:

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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

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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.
4. Advise the City to implement the advisory comments in the Review Record for Transportation, Forecasts, Land Use, and Water Resources.

Background

The City submitted the Gothmann/Segner comprehensive plan amendment on August 26, 2026, with supplemental information submitted on September 9, 2026. The map amendment proposes to reguide approximately 68.7 acres from Urban Reserve to Residential Low-Medium at 3500 County Road 92. The amendment area is located north of St. Bonifacius at 3500 County Road 92. The purpose of the amendment is to accommodate the development of approximately 238 housing units through a mix of 162 single-family homes and 76 townhomes. This is the City's eighth 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 Framework 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 serve to achieve the outcomes and goals in the regional development guide.

Funding

None.

REVIEW RECORD

City of Minnetrista

Gothmann/Segner Property Comprehensive Plan Amendment

Review File No. 21758-9, Business Item 2026-184

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 3). 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 eighth 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 map amendment proposes to reguide approximately 68.7 acres from Urban Reserve to Residential Low-Medium, which has a density range of 3.5 to 6 units per acre. With this amendment, the City is proposing to expand the Metropolitan Urban Service Area (MUSA). The amendment site is located north of St. Bonifacius at 3500 County Road 92. The purpose of the amendment is to accommodate the development of approximately 238 housing units through a mix of 162 single-family homes and 76 townhomes. 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 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 authorized the Boll Property & Residential Low-Medium amendment (Business Item 2026-102, Review File No. 21758-6) on June 24, 2026. The proposed amendment included a text amendment that increased the density range of the Residential Low land use from 1.15-4 units per acre to 2-3.5 units per acre and created the Residential Low-Medium land use with a density range of 3.5-6 units per acre to accommodate the development of around 233 single-family homes and townhomes.
- Council staff reviewed the Environmental Assessment Worksheet (EAW) for the Mixed Residential South Area proposal on May 13, 2026 (Review File No. 23203-1). The proposed project involved the development of approximately 357 to 422 detached single-family and attached townhomes on approximately 163 acres.
- 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.
- The Council authorized the Mixed Residential South Area amendment (Business Item 2026-137, Review File No. 21758-8) on August 26, 2026. The proposed amendment reguided 151 gross acres from Urban Reserve to Residential Low-Medium and proposed to expand the Metropolitan Urban Service Area (MUSA). The amendment also changed the subject area's community designation from Diversified Rural to Suburban Edge under Imagine 2050.

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, Wastewater Service, and Transportation with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

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

The amendment conforms to the 2040 Regional Parks Policy Plan and the 2050 Regional Parks and Trails Policy Plan.

There is one unit of the Regional Parks and Trails System in the vicinity of the proposal to reguide 68.7 acres from Urban Reserve to Residential Low-Medium. The Dakota Rail Regional Trail is approximately 0.5 miles south of the proposed amendment.

Beyond a probable uptick in trail use, the proposed land use change will not adversely impact the Dakota Rail Regional Trail or the Regional Parks and Trails System more broadly.

Wastewater Service
Roger Janzig, Environmental Services (ES) – Wastewater Planning (651-602-1119)

The amendment conforms to the 2040 Water Resources Policy Plan (WRPP) and the 2050 Water Policy Plan (WPP). The amendment is driven by the reguiding of 68.7 acres from Urban Reserve to Residential Low-Medium and inclusion into the current 2030 MUSA. The proposed amendment would allow potential development of around 238 housing units. The Metropolitan Disposal System has adequate capacity for the proposed project.

Transportation
Corrin Bemis, Transportation Planning (651-602-1822)

The amendment conforms to the 2040 Transportation Policy Plan (TPP) and the 2050 TPP.

Roadways
The proposed development includes three new access points along County Road 92 (CR 92), County Road 110 (CR 110), and Highland Road (a local roadway). CR 92 and CR 110 are Minor Connector roadways. Highland Road is a Minor Collector and city-owned roadway. CR 92 would connect the future development to the Principal Arterial system via Highway 7 to the south. CR 92 is listed as having an above-average motor vehicle crash risk, and the intersection of CR 92 and Highway 7 was identified in the Intersection Mobility and Safety Study for its crash and congestion concerns. Council staff encourages the developer to work with Hennepin County to identify and implement intersection improvements at the proposed entrance onto County Road 92 to reduce crash risk. The amendment is not expected to impact the metropolitan highway system, the regional demand model, or freight operations.

Pedestrian and Bicycle
The proposed development is located less than 0.5 miles from the Dakota Rail Trail, a Tier 2 Regional Bicycle and Trail Network (RBTN) alignment, and less than a mile from a Tier 2 RBTN corridor along Highway 7. In line with comments from Hennepin County and Metro Transit, Council staff encourages the developer to preserve right-of-way for pedestrian and bicycle access within the proposed development. Connections to the existing and future RTBN are encouraged.

Transit
The subject property is located in Transit Market Area 5 and is not currently served by a fixed-route transit service. The nearest active transit stop is about four miles from the future development. The amendment is not anticipated to impact the regional transit system.

Aviation
The project site is not within a 3-mile Airport Service or Influence Area, and there are no impacts or other aviation considerations.

Advisory Comments
In line with comments from Hennepin County and Metro Transit, Council staff encourages the developer to preserve right-of-way for pedestrian and bicycle access within the proposed development. Additionally, we encourage the developer to work with Hennepin County to identify and implement intersection improvements at the proposed entrance onto County Road 92 to reduce crash risk.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, and water supply. Additional review comments are detailed below.

Forecasts

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

The City offers that the plan amendment does not affect the communitywide forecast. Council staff agree. The amendment increases housing capacity at the subject site. However, a forecast adjustment is not required at this time. The City's existing Council-approved forecast is included in Table 1 below for reference.

Advisory Comments

The amendment entails new housing capacity at the subject site. A forecast adjustment is not required at this time. However, if there are further amendments that expand land supply in Minnetrista, the Met Council may recommend or require a forecast expansion. Please contact Met Council Community Development staff to discuss.

Table 1. Metropolitan Council City of Minnetrista Forecasts

Category	Census 2020	Current Approved Forecast		
		2030	2040	2050
Population	8,262	10,700	11,800	13,000
Households	2,765	3,600	4,000	4,400
Employment	652	940	1,140	1,380

Community Pages - Local Planning Handbook

Land Use

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

The amendment is consistent with regional policy for land use. The amendment proposes to reguide 68.7 acres from Urban Reserve to Residential Low-Medium located at 3500 County Road 92.

The community designation of the amendment site is Diversified Rural. The proposed amendment requires a community designation change at the amendment site to Suburban Edge. The community designation change facilitates the expansion of the MUSA to accommodate the proposed development of single-family and townhomes for approximately 238 new housing units as proposed in a concept plan.

With this amendment, the City's overall net residential density decreases slightly from 3.79 to 3.76. As shown in Table 2 (proposed changes are underlined), the proposed amendment keeps the City's net residential density aligned 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

	2018 – 2040 Change				
	Density				
Category	Min	Max	Net Acres	Min Units	Max Units
Residential Low	2	3.5	219.7	439	769
Residential Low-Medium	3.5	6	282.5	989	1,695
Residential Medium	6	12	43.1	259	517
Residential High	12	30	44.0	528	1,320
	TOTALS		589.3	2,215	4,301
			Overall Density	3.8	7.3

Advisory Comments

Staff notes that the subject amendment is submitted with a concept plan prior to plat approval. To be consistent with the City's Residential Low-Medium land use, an approved plat needs to achieve a net density of at least 3.5 units per acre and no more than 6 units per acre. Any plat that falls below 3.5 units per acre, or other inconsistency with the City's Residential Low-Medium land use, would require a separate amendment and would risk inconsistency with the regional density policy and eligibility for MUSA expansion in accordance with the MUSA Implementation Guidelines adopted in February of 2026 (Business Item 2026-19).

Please note that sewer extension permits cannot be issued for developments that are inconsistent with regional density policy and the authorized local comprehensive plan. A plat demonstrating policy consistency is important so that there are no project delays in the future. Please reach out to your Sector Representative if you have any questions.

Housing

Maia Guerrero-Combs, CD – Housing (651-602-1060)

The amendment is consistent with the Council's Housing Policy Plan. The Plan currently provides sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 318 units. The proposed amendment includes changes to land uses that do not impact the City of Minnetrista's inventory of land guided to support the development of low- and moderate-income housing.

This 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. The Plan currently guides approximately 34 acres of higher density residential land such that at least 353 units could be built. The City of Minnetrista is not a current participant in the Livable Communities grant programs.

Water Resources

John Clark, ES – Water Supply (651-602-1452) and *Steve Christopher, ES – Surface Water (651-602-1033*

The amendment is consistent with the 2040 Water Resources Policy Plan (WRPP) and Imagine 2050 Water Policy Plan (WPP) for water supply and policies related to sustainable water resources. The proposed land use change does not impact the community's local water supply plan or water supply related information in its Plan. However, the proposed development would connect to city water services. Additionally, the amendment site is located within a priority area for the Minnehaha Creek Watershed District.

Advisory Comments

Council staff encourage the City and the developer to coordinate with the Minnehaha Creek Watershed District for potential opportunities for conservation practices and stormwater enhancements.

Additionally, Council staff encourage the City to confirm that the timing and amount of water needed to serve the proposed development align with the City's water supply goals and the State's appropriation permit limits. Staff also encourage the City to work with the developer, the Minnesota Department of Natural Resources, and surrounding watersheds to understand and assess any potential impacts to groundwater sources, natural systems, and neighboring wells, if this development were to proceed.

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 Thrive MSP 2040 Community Designation
Figure 3a: Location Map Showing Current Imagine 2050 Community Designation
Figure 3b: Location Map Showing Proposed Imagine 2050 Community Designation
Figure 4a: Current Land Use Guiding
Figure 4b: Proposed Land Use Guiding

Figure 1. Location Map Showing Regional Systems

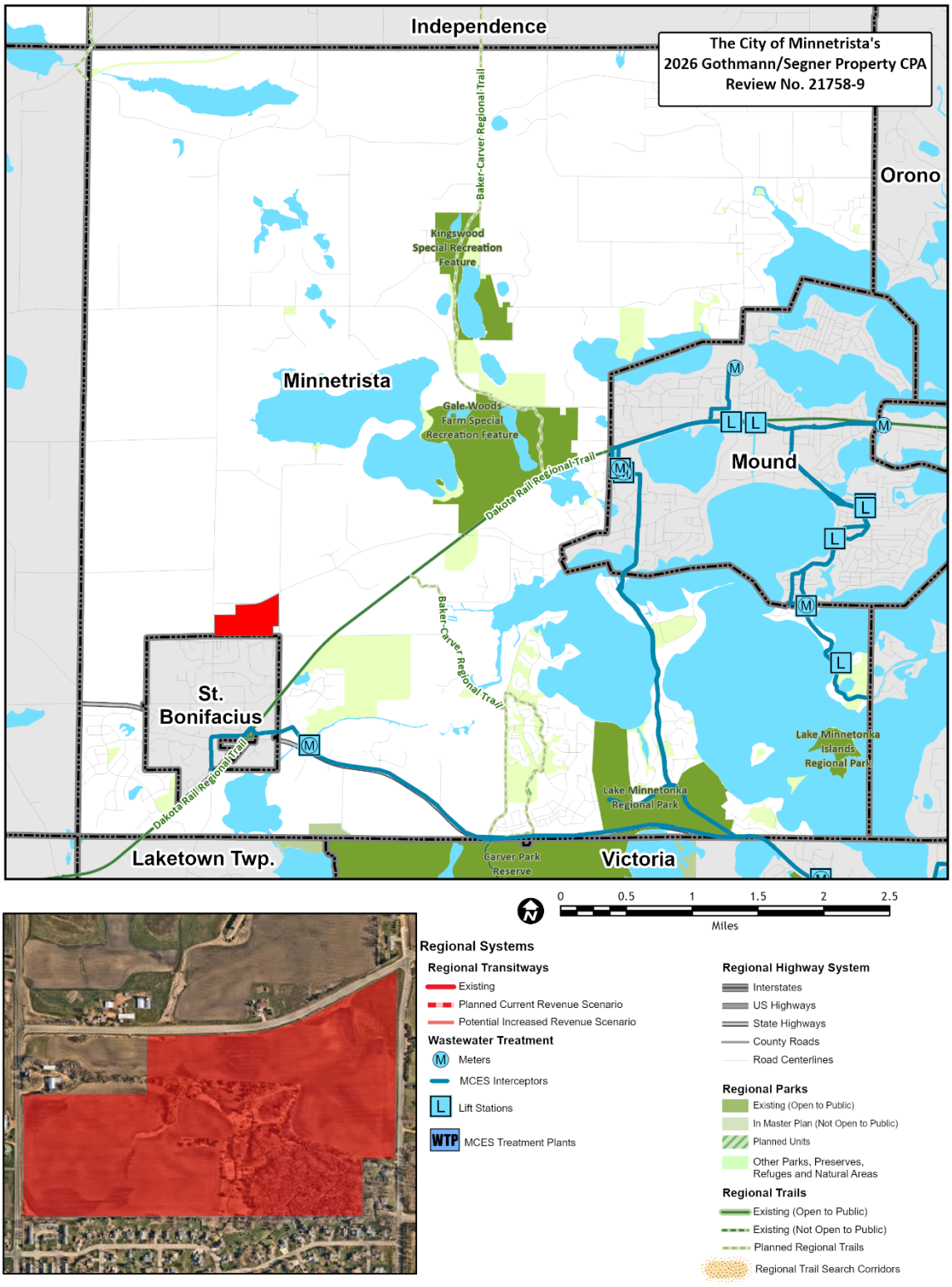

Figure 2. Location Map Showing Thrive MSP 2040 Community Designation

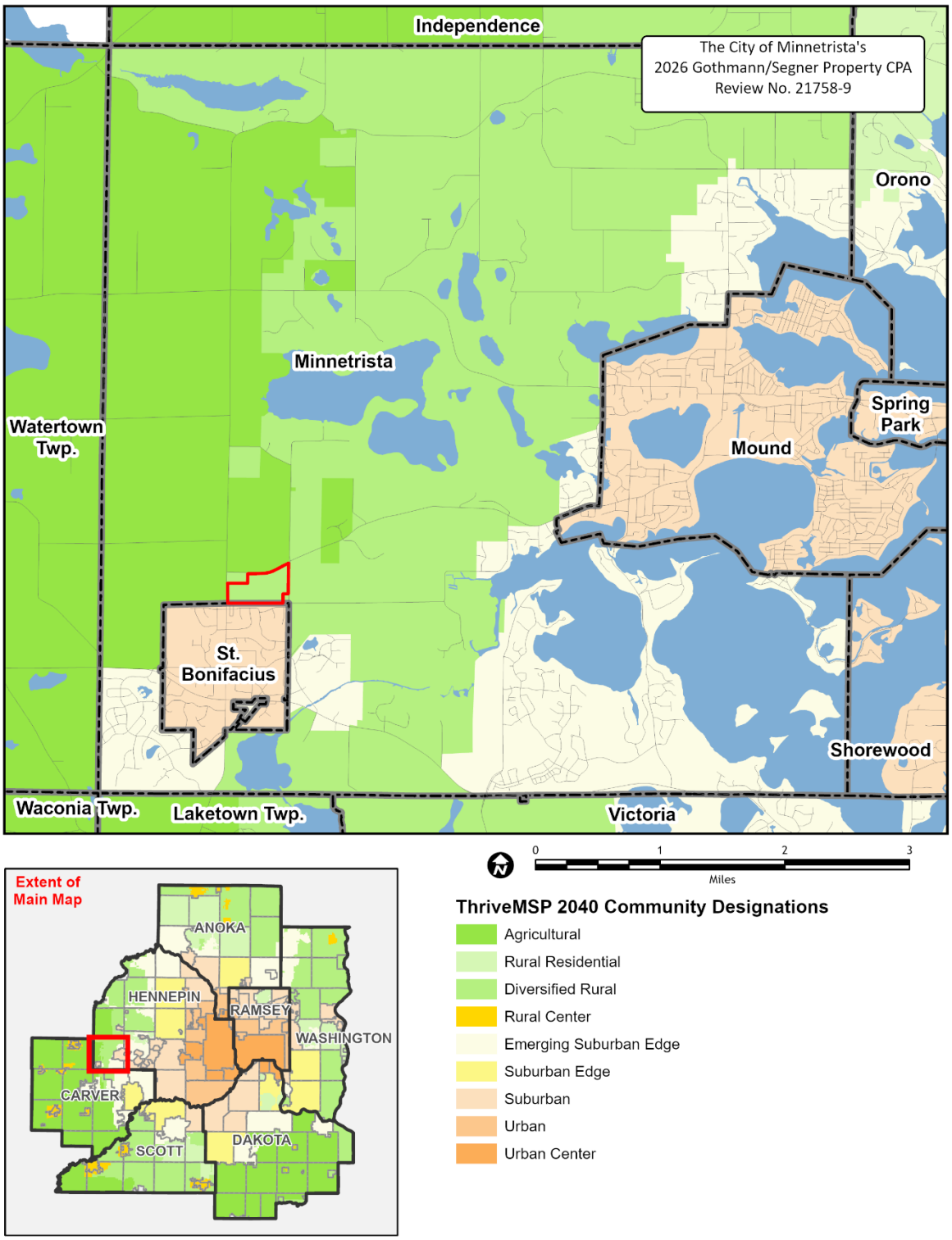

Figure 3a. Location Map Showing Current Imagine 2050 Community Designation

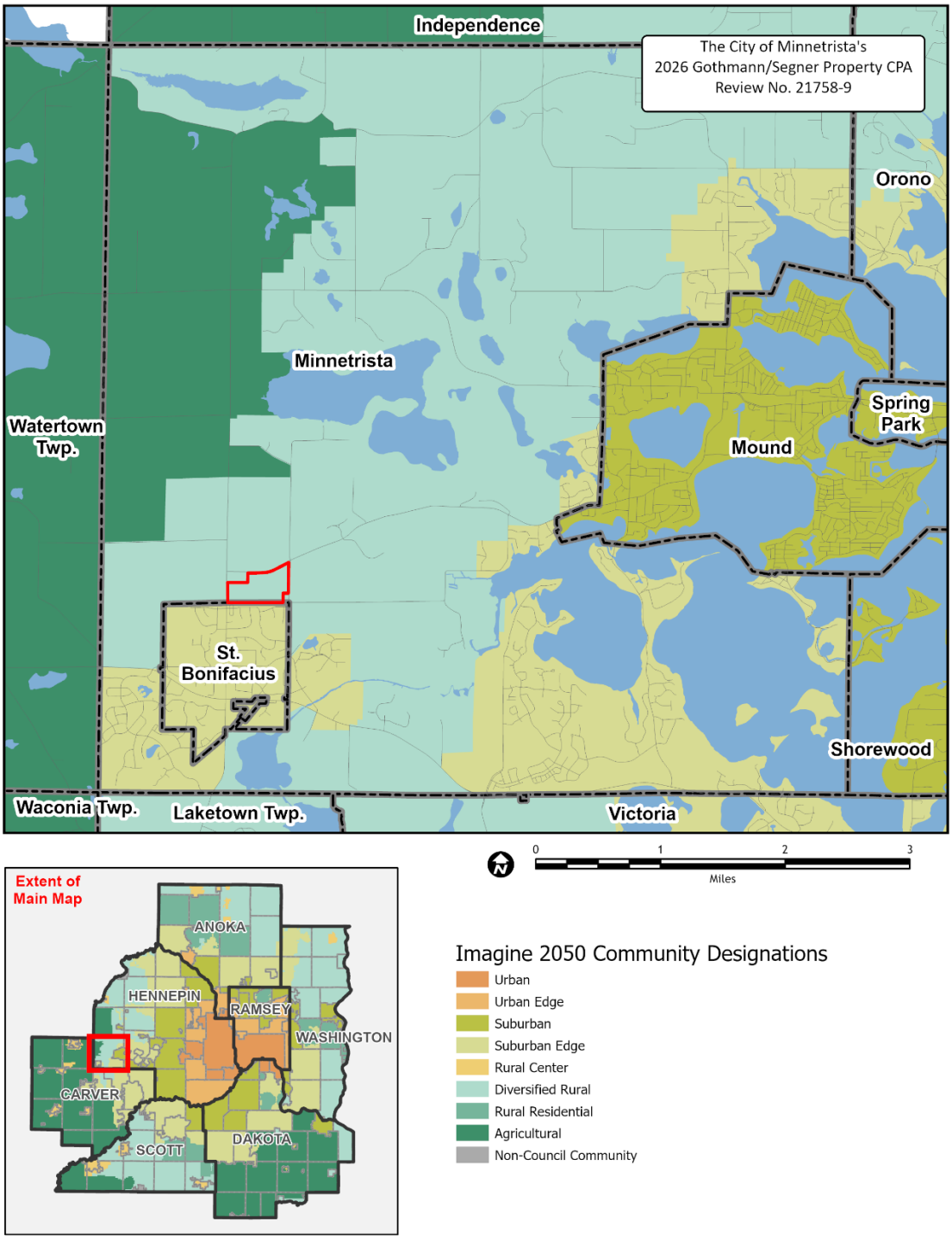

Figure 3b. Location Map Showing Proposed Imagine 2050 Community Designation

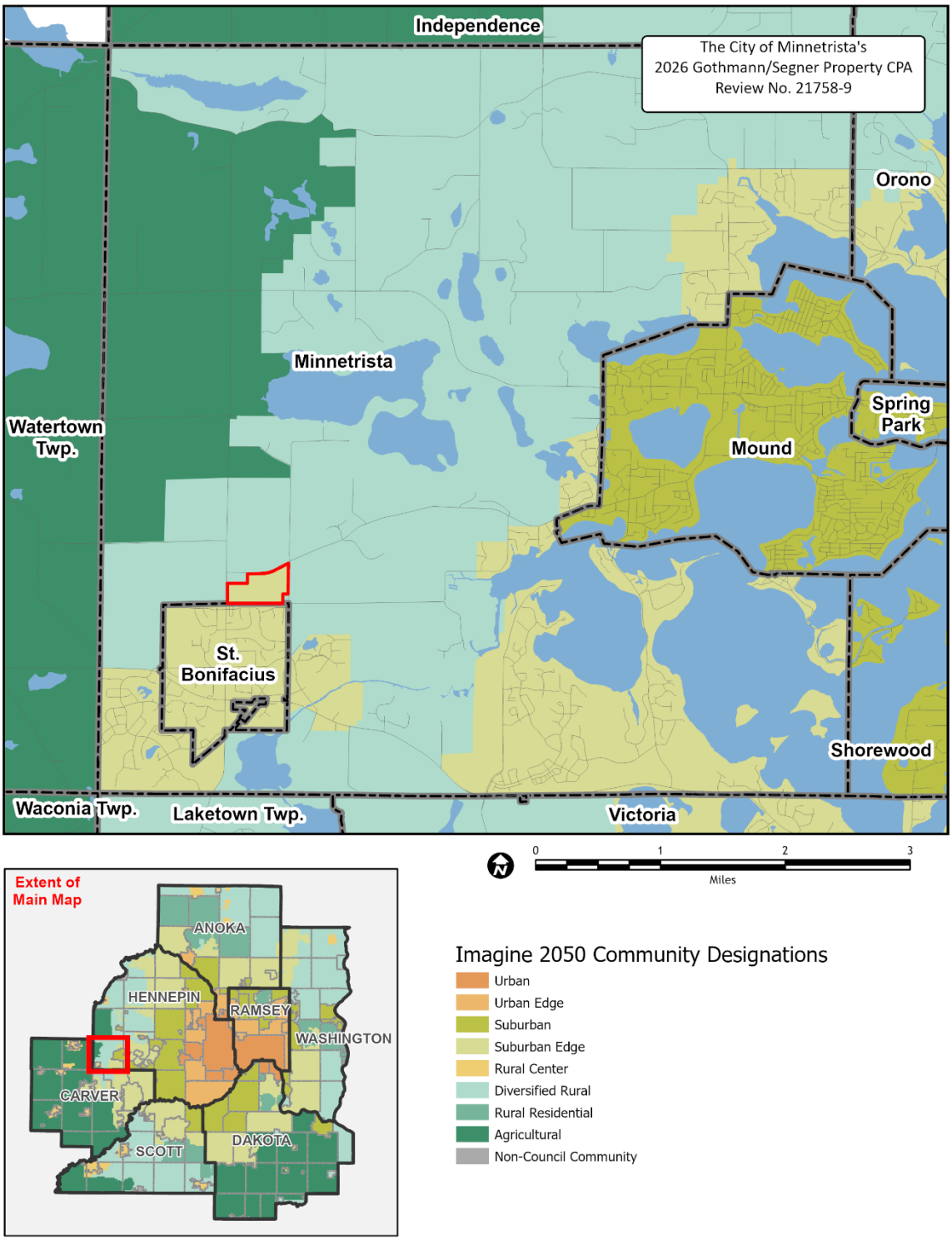

Figure 4a. Current Land Use Guiding

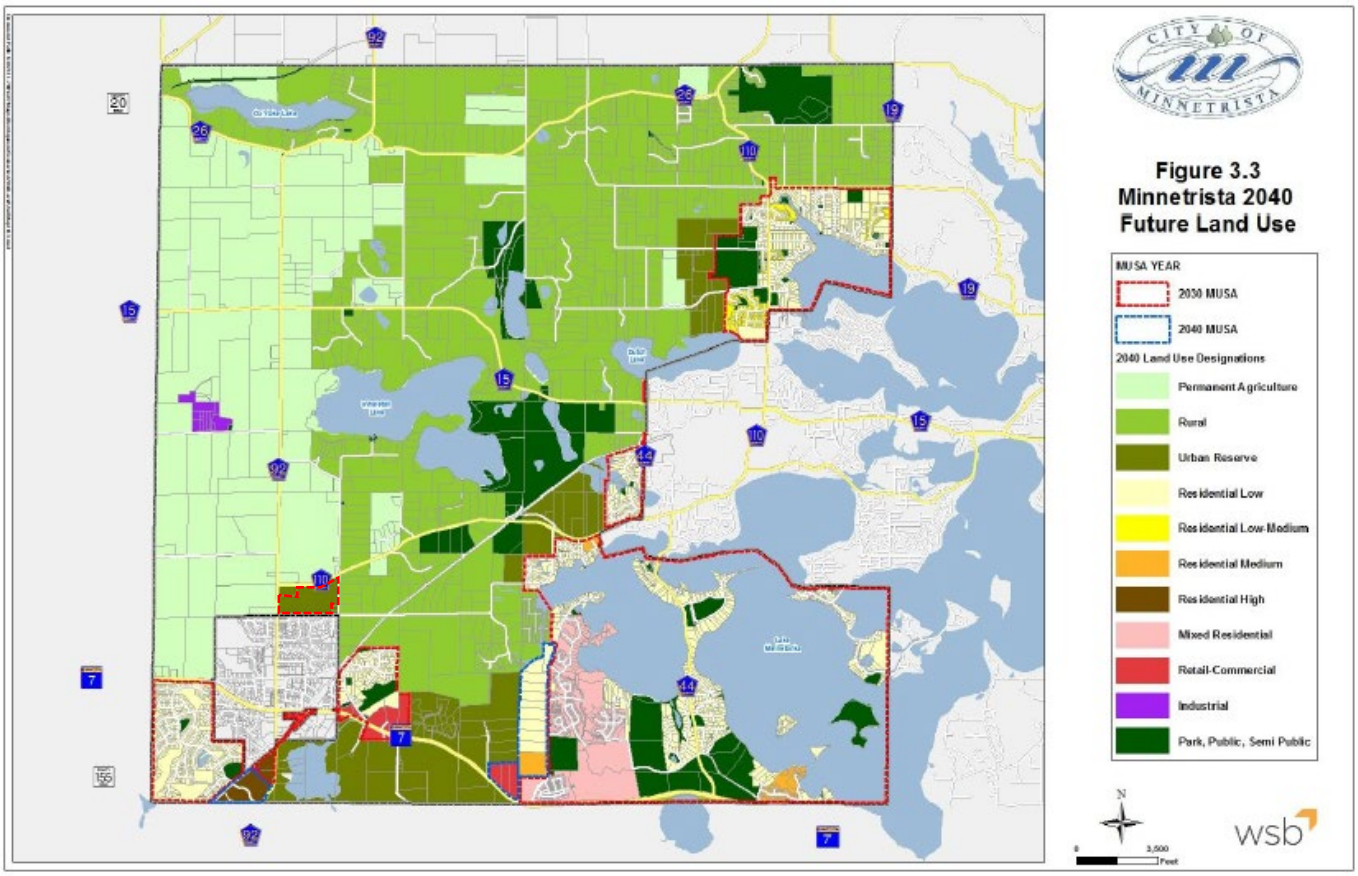
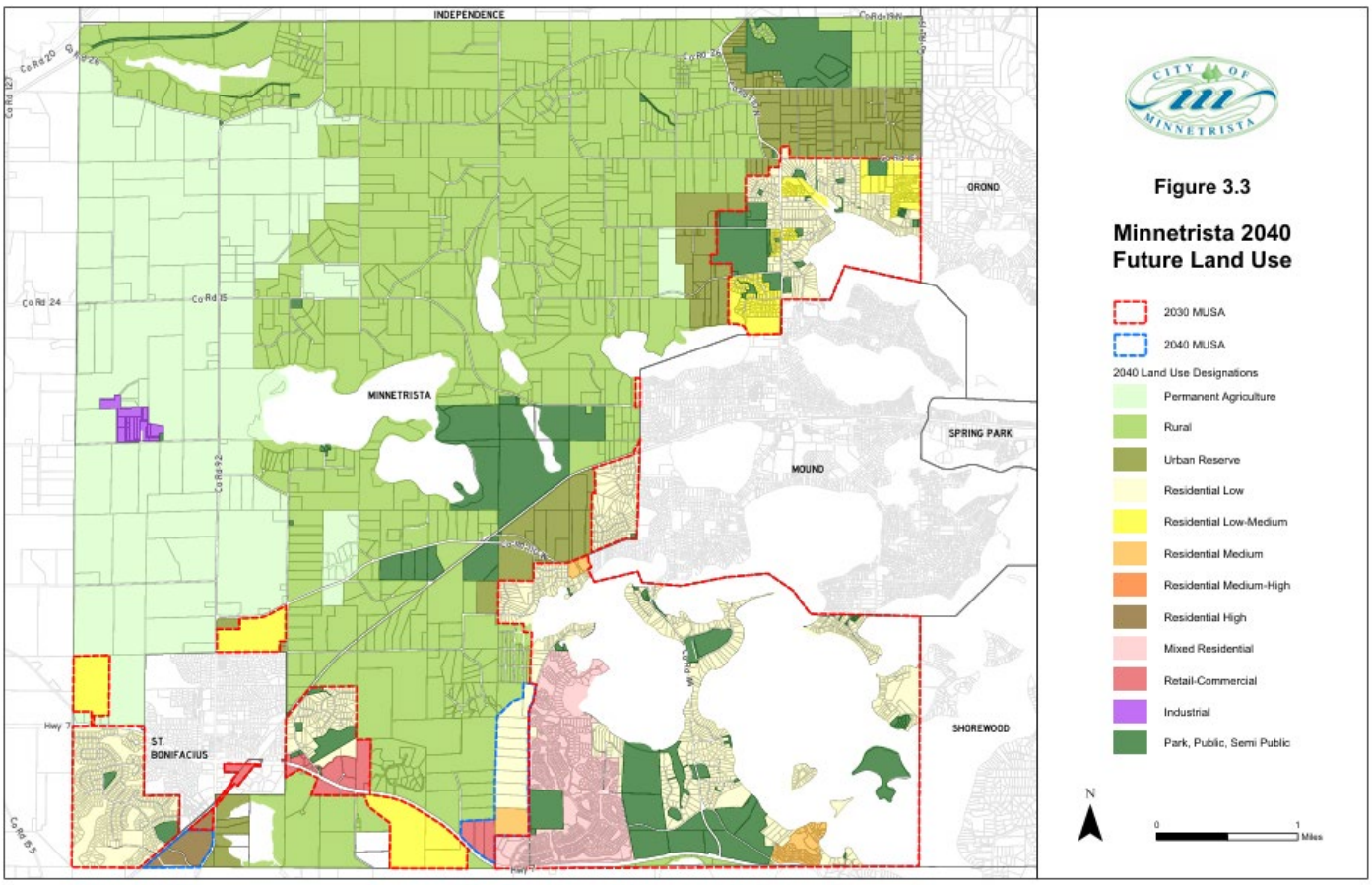
Figure 4b. Proposed Land Use Guiding