Minutes

Land Use Advisory Committee

Meeting date: May 21, 2026 **Time**: 4:00 PM **Location:** 390 Robert Street

Members present:

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

☒ = Present

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 4:00 p.m.

Dakota Land, Water, and People Acknowledgment

The Dakota Land, Water, and People Acknowledgment was acknowledged 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 Droste, seconded by Glisky to approve the minutes of March 19, 2026, regular meeting of the Land Use Advisory Committee. **Motion carried**.

Information

1. City of Forest Lake: Calculating Net Residential Density (Guest Presenters: Abbi Whitman, Forest Lake Community Development Director, City Attorney Amanda Johnson, and Mayor Blake Roberts)

   Mayor Blake Roberts introduced himself and gave a brief statement regarding the system

statement appeal as outlined in the materials provided.

Amanda Johnson, Forest Lake City Attorney, discussed how they got to the point of appeal. Specifically, today, she stated she wanted to talk about the Suburban Edge Designation and the math used to determine densities. She discussed storm water ponds, originally included in land calculations, that are now removed from calculations, however, she shared concern that this is not memorialized in the 2050 Plan. She also discussed road right of ways that are included in land density calculations. Their concern is that the math is arbitrary.

Abbi Whitman, City Administrator, stated that they will show how one calculation does not work for all communities. Their goal is to push for greater oversight and to map out all the roadways, stormwater ponds, and public infrastructure. She discussed how Forest Lake is unique with environmental factors that limit linear infrastructure and what they feel reasonable exemptions should be. They are asking the Metropolitan Council to look at what density really looks like and what exemptions need to be allowed.

Mayor Roberts gave closing comments noting Forest Lake is not opposed to growth. We're asking for a more balanced approach to density calculations.

Bruner commented that he agreed that one size doesn't fit all.

Hayford Oleary asked about plat monitoring. Whitman responded that they are not a part of the plat monitoring program.

Hayford Oleary stated he is concerned with zoning codes but noted they control the zoning codes. He encouraged Forest Lake to look towards small lots.

Droste asked, has the Met Council ever not calculated streets/right of ways? Barajas discussed the plat monitoring program and never excluding local roads.

Droste discussed storm water basins and stated he's surprised by privately owned storm water ponds.

Doolan asked why do you have privately owned wetlands. She felt if the City took over wetlands, they could be excluded from density calculations. She discussed lot sizes and asked why are they smaller? Whitman felt their lots are fairly small.

Roe discussed density development and noted Roseville's density and how they average across all development. He stated it's important to consider all development, i.e., multi-family development at much higher densities. He stated looking at high/dry areas within storm water management areas that are counted as developable land could be an interesting conversation.

Wolter agrees with what is being asked for. He stated that development is much different than it used to be. He appreciated them bringing this forward.

Doolan asked about the plat monitoring program. Barajas gave a high-level summary and noted that cities can elect to participate in this program. Doolan asked what's the cons to this program? Barajas stated that yearly reporting may be a deterrent.

Morales thanked the City of Forest Lake for their presentation.

2. Demonstration of the Existing Housing Data Interactive Tool (Maia Guerrero-Combs)

   Guerrero-Combs gave a live demo of the existing housing data interactive tool.

   Doolan asked how the data was sourced? Guerrero-Combs stated the Research team collects the data every year.

3. Flexible Development Guidelines Update (MacKenzie Young-Walters)

   Young-Walters gave a proposed update, noting this is a high-level overview as outlined in the materials provided.

   Droste suggested, at a future meeting, staff could provide the accuracy of forecasting over the past 30 years and also provide SAC charges.

The commission discussed future development and market for different housing types.

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 Land Use Advisory Committee meeting of May 21, 2026.

Approved this16 day of July 2026.

Council contact:

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