Update on Decennial System Statement Dispute Resolutions

Land Use Advisory Committee

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System Statement Refresher

Statutory Direction

- Prepare and transmit to each affected local government
- When the Council updates or revises its comprehensive development guide
- When the Council amends or modifies a system plan
- Must contain information necessary to update the comprehensive plan

Minn. Stat. §473.856

Purpose

- Communication to each local government
- Includes forecasted growth, development expectations, and key changes to regional plans
- Customized for each community, detailing system plan impacts specific to the municipality
- Meets statutory obligation

Distribution/Review

- 2050 System Statements distributed on Sept 22, 2025
- If no questions or concerns, statement is considered final after 60 days of issuance.
- Local govts have three years to complete their local comprehensive plan after system statements are final.

IMAGINE 2050

Metropolitan Council

Resolution process/Dispute procedure



Discussion and Resolution of Disputes

- Discuss any concerns with Sector Representative

  Resolution of most concerns typically occur at this point

- If agreement is unable to be reached, the local govt may submit a resolution to request a hearing within 60 days of receipt of Systems Statement
  - City and Council can set mutually agreeable hearing dates
- Within 30 days, report provided to Council from LUAC or OAH
- Within 30 days, Council makes final determination

Minn. Stat. § 473.857

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Resolved Disputes

Summary

- **183 System Statements were accepted without formal dispute**
  - 19 were reissued with minor clarifications, corrections, or revisions
  - Sector Reps responded to calls from +/-12 more communities with questions or clarifications on their System Statements
- Five cities submitted formal disputes
  - All have executed stipulated agreements
  - All have been resolved without an administrative hearing

Farmington

- Dispute letter received Nov 5, 2025
- Request: Increase in population and household forecasts for all three decades
- Agreed to some increase, albeit not as substantial as requested by the city
- Agreement executed January 22, 2026

Resolved Disputes

Forest Lake

- Dispute letter received Nov 24, 2025
- Request: Increase in household forecasts, for all decades and objected to the change in Imagine 2050 to the Suburban Edge community designation
- On April 30, 2026, the city agreed to withdraw objections to its forecasts
- City agreed to withdraw remaining objection and instead give a 1-hour informational presentation to LUAC regarding the City's perspectives on density calculations
- Agreement executed May 13, 2025

Hugo

- Dispute letter received Nov 21, 2025
- Request: Increase in population and household forecasts for all decades
- Agreed to some forecast increase, albeit not as substantial as requested by the city
- Agreed to unofficial projections for the 2050 decade for planning purposes in the 2050 Comp Plan
- Reiterated Council's commitment to a level of service based on 2040 Plan sewered growth forecasts; Council expects that will take longer than initially forecasted
- Agreement executed July 22, 2026

Resolved Disputes

North Oaks

- Dispute letter received Nov 21, 2025
- Requests: Reduce all forecasts in all decades & correct maps; Expand the MUSA to include the entire city & provide regional sewer service to existing unsewered lots
- Agreed to forecast reductions and map corrections
- Agreed to include North Oaks in a Capacity Study of regional infrastructure for the northeast metro area (in progress) scheduled for completion in spring 2027
- Agreed to a process for the city to provide feedback on the Study and to planning considerations for the 2050 plan
- Agreed to consider reissuance of a System Statement after completion of the Study following direction by the Council
- Agreement executed July 20, 2026

Oakdale

- Dispute letter received Nov 20, 2025
- Request: Increase in population and household forecasts for all three decades
- Agreed to some increase, albeit not as substantial as requested by the city
- Agreed to unofficial projections for the 2050 decade for planning purposes in the 2050 Comp Plan Update
- Agreed to reevaluate after the White Bear Lake Area Work Group concludes in mid-2027
- Agreement executed May 12, 2026

Many partners within the process

Local partners

- City staff
  - Community Development Directors/City Planners
  - City Administrators
  - City Attorneys
- Local Elected Officials

Met Council

- Land Use Advisory Committee
- Office of General Counsel
- Technical Experts
  - Forecasts
  - Environmental Services
  - Sector Representatives
- Executive Leadership



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Questions?

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